	<u> </u>	SUPPLEMENTAL AGREEMENT				
GENE	GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE		NOV 30 1993			
SUPPL	EMENTAL LEASE AGREEMENT	TO LEASE NO. GS-11B-30126				
ADDRESS OF PREMISES	201 W	30-110-30120				
	301 North Stonestreet Avenue Rockville, Maryland 20850					
THIS AGREEMENT	, made and entered into this date by and betw	/een				
	POTOMAC CAPITAL INVESTMENT CORPOR	RATION				
whose address is	900 19th Street, N.W., Suite 600 Washington, D. C. 20006					
hereinafter called	the Lessor, and the UNITED STATES OF AM	ERICA, hereinafter called	the Government:			
WHEREAS, the par	ties hereto desire to amend the above Lease.					
NOW THEREFORE Lease is amended,	, these parties for the considerations hereing effective	fter mentioned covenant a , as follows:	nd agree that the said			
October 2 as Octobe square fe	This Supplemental Lease Agreement (SLA) is to acknowledge the composite commencement date of the firm term as (See Exhibit A) October 24, 1993. The initial lease term is hereby established as October 24, 1993 to October 23, 2003 for the 48,316 net usable square feet of space under lease number GS-11B-30126 which includes the entire building. The annual rental is \$576,409.88 payable at \$48,034.16 per month in arrears.					
		46 25				
	2)					
	3		E1			
		*	* /			
	F3					
1	i conditions of the lease shall remain in force					
IN WITNESS WHEE	REOF, the parties subscribed their names as Capital Investment Corporation	of the above date.				
(b) (6)	•	Farme Vice Passions	- Pen Forma			
"	(Signature)	TER	Jan Later Control			
SCHOOL VICE PRESIDENT - REAL ESTATE (SIGNATURE) 11 PRESIDENT - REAL ESTATE (1580) (D) (6) WAS HINGTON, DC 20006						
- 19	(Signature)	(144	(30)			
UNITED STATES OF		Contracting Officer				
(D) (b)		GSA, NCR, PBS, Real				
	(6)	الالاعام	774(a)			

EXHIBIT A

LEASE START DATE COMPUTATION (LEASE NUMBER: GS-11B-30126)

ACCEPTANCE DATES	SQ. FT.	PERCENTAGE X NUMBER OF DAYS	NUMBER OF DAYS COMPUTED
October 19, 1993	23,192 nusf	*48% x 11**	5
October 29, 1993	25,124 nusf	* <u>52%</u> x <u>0</u>	Q
Totals =	48,316 nusf	100%	5

The commencement date of the firm term per the above calculation is October 24, 1993 (October 29, 1993 and five days subtracted for the number of days computed).

RC

SLA#1

^{*}Percentage of the total 48,316 nusf by the Government.

^{**}Number of days from the acceptance of 48% of the space on October 19, 1993 to the completion of the remaining 52% of the space.

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT NO. 62 (NF)

	DATE	
- 1	D7.14	

TO LEASE NO.

GS-11B-30126 WF)

ADDRESS OF PREMISES

whose address is

301 N Stonestreet Ave Rockville, MD 20850

THIS AGREEMENT, made and entered into this date by and between

Potomac Capital Investment

Suite 600

900-19th Street, NW

Washington, DC 20006

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective... _ , as follows:

To reflect operating cost escalation provided for in the basic lease agreement.

Base (CPI-W-U.S. City Avg)

September 1993

142.6

Corresponding Index

September 1994

146.9

1.030154277

Base wwerating Cost Per Lease % Increase in CPI-W Less Previous Escalation Paid Annual increase in operating cost (b) (4)

X

0.030154277

\$0.00

Effective October 24, 1994, the annual rental is increased by \$2,630.15. The new annual rent is \$579,040.03 payable at the rate of \$48,253.34 per month in arrears. Rent checks shall be payable to:

> Potomac Capital Investment Suite 600 900-19th Street, Washington, DC 20006

All other terms and conditions of the lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

LESSOR

(Signature)

(Title)

IN PRESENCE OF

(Address)

UNITED STATES OF AMERICA

(Signat Ire)

11/21/94 Centras

GSA FORM 276 (REV. 7-67)

** *			
GENERAL SERVICES ADMINISTRATION	SUPPLEMENTAL AGREEMENT		DATE
PUBLIC BUILDINGS SERVICE	No	. 9	DATE .
SUPPLEMENTAL LEASE AGREEMENT	TO LEASE NO.	GS-11B-801	26
ADDRESS OF PREMISES	301 N. Stonestreet Ave		
	301 N. Stonestreet Ave		
	Rockville, Md. 20850		
THIS AGREEMENT, made and entered into th	is date by and between	Potomac Cap	ital Investment Corporation
whose address is:	Potomac Capital Investment Cor	poration	
	Suite 600, 900-19th Street, N.W.	9	
	Washington, D.C. 20006		
Unanimatan salisalaha I sama salisalah I Militaria com attira	2	4) - C	
Hereinafter called the Lessor, and the UNITED STATES	•	the Government	
WHEREAS, the parties hereto desire to amend t			
NOW THEREFORE, these parties for the consid hereby amended effective October 24, 1995	erations hereinafter covenant a as follows:	and agree that	the said lease is
Issued to reflect the annual real estate tax e	scalation provided for in the	basic lease a	greement.
Base (CPI-W-U.S. City Avg) Corresponding Index Base Operating Cost Per Lease	September September	1993 1995	142.60 150.60 (b) (4)
 Increase in CPI-W Annual increase in Operating Cost Less Previous Escalation Paid Annual increase in Operating Cost Due Less 	sar.		0.056100982 (b) (4) \$2,630.15 (b) (4)
Parties the same in sectioning same and trans			
Effective October 24, 1995 , the annual rent The new annual rent is \$581,303,18 The rent check shall be made payable to:	is increased by payable at the rate of	(b) (4)	per month.
The Tent Check shan be made payable to.	Potomac Capital Investment Suite 600, 900-19th Street, N.W.		
	Washington, D.C. 20006		
All other terms and conditions of the lease shall	remain in force and effect.		
IN WITNESS WHEREOF, the parties subscribed	d thair namag as af tha shows d	ata	
<u> </u>		ate.	
LESSOR: Potomac Capital Investment Corp	oration		
BY			(Title)
(Signature)			(Tide)

IN THE PRESENCE OF (Address) (Signature) UNITED STATES OF AMERICA



(Signature)

1/18/96

Contracting Officer, GSA,NCR,PBS,CBD (Official Title)

				· ve i
GENERAL SERVI	CES ADMINISTRATION	SUPPLEMENTAL AGR	EEMENT	DATE
	dings service LL Lease agreement	No. TO LEASE NO.	4	
ADDRESS OF PREMISES	301 N. Stonestreet Avenue	TO LEASE NO.	GS-11B-30126	
ADDRESS OF PREMIESES	301 N. Stonestreet Avenue			
	Rockville, MD 20850			
THIS AGREEMENT, n	nade and entered into this date by	and between Potoma	c Capital Investe	ement Corp.
whose address is:	Suite 600			
100	900-19th Street, NW			
ļ.	Washington, DC 20006			
				15
Hereinafter called the Less	or, and the UNITED STATES OF	AMERICA, hereinafter ca	illed the Governm	nent:
WHEREAS, the parties her	eto desire to amend the above Lea	se.		
NOW THEREFORE these	parties for the considerations here	inafter covenant and agre	e that the said les	10
hereby amended effective	10/24/96	as follows:	e first are said tea	120 12
_	•			
Issued to reflect the operati	ng cost escalation provided for in t	he basic lease agreement.		
UI				
Rage (CP)	I-W-U.S. City Avg)	September 1993	142.6	Sn.
10.0	iding Index	September 1996	155.1	
_	rating Cost Per Lease	Sopuetion 1990	(b) (4)	
	e in CPI-W		0.08765778	- 14
Annual In	crease in Operating Cost		(b) (4)	
	ious Escalation Paid		\$4,893.30	<u>)</u>
Annual In	crease In Operating Cost Due Less	sor	(b) (4)	
 Effective 10/24/96 th	ne armual rent is increased by	(b) (4) The nex	w annual rent i	s \$584,055.65
payable at the rate of	\$48,671.30	per month. The rent of		
		-		
	Potomac Capital Investemen	t Corp.		
	Suite 600	- 400p.		
	900-19th Street, NW			
	Washington, DC 20006			
All other terms and condition	ons of the lease shall remain in for	ce and effect.		
	the parties subscribed their names	as of the above date.		
LESSOR: Potomac Capita	u investement Corp.			
Die				***
BY(Sig	nature)		(Title)	<u> </u>
	•		(
IN THE PRESENCE OF				
,				
(Sig	nature)		(Address)	
UNITED STATES OF AN	TERICA			
(h) (c)		1 1		
$_{RV}\left(D\right)\left(O\right)$	Ö	411/97 Contrac	6 OF CSA	NCR PBS PARS
(Sig	nature)	Contrac	Official T	

GENERAL SERVICES ADMINISTRATION	SUPPLEMENT	AL LEASE A		DATE
PUBLIC BUILDINGS SERVICE			5	
SUPPLEMENTAL LEASE AGREEMENT	TO LEASE NO.		GS-11B-30126	<u> </u>
ADDRESS OF PREMISES 301 N. Stonestreet Avenu				
301 N. Stonestreet Avenu				
Rockville, MD 20850				
THIS AGREEMENT, made and entered into this date by	and between	Potomac C	apital Investme	it Corporation
whose address is:				1.0
900-19th Street, NW Washington, DC 20006				
• '				
Hereinafter called the Lessor, and the UNITED STATES OF	AMERICA, her	reinafter call	ed the Governme	nt:
WHEREAS, the parties hereto desire to amend the above Lea	ase.			
NOW THEREFORE, these parties for the considerations her	einafter covenar	it and agree i	that the said leas	is
hereby amended effective 10/24/97	as follows:			
Issued to reflect the operating cost esculation provided for in	the basic lease	agreement.		
Desc (ODI WILE City Assa)	Cantambas	1002	142.60	
Base (CPI-W-U.S. City Avg) Corresponding Index	September September		158.30	
Base Operating Cost Per Lease	Sebremoer	1997	(b) (4)	
% Increase in CPI-W			0.110098177	,
Annual Increase In Operating Cost			(b) (4)	
Less Previous Escalation Paid			\$7,645.77	
Annual Increase In Operating Cost Due Les	SSOT		(b) (4)	
Effective 10/24/97 the annual rent is increased by	(b) (4)		nnual rent is	\$586,012.97
payable at the rate of \$48,834.41	per month. T	he rent che	ck shall be mad	e payable to:
Potomac Capital Investment	t Corporation			
900-19th Street, NW	•			105
Washington, DC 20006				
And Allenda and the state of the first transfer to the first	. 1 . 65 . 4			
All other terms and conditions of the lease shall remain in fo	rce and ellect.			
IN WITNESS WHEREOF, the parties subscribed their name	s as of the above	e date.		
LESSOR: Potomac Capital Investment Corporation				
*				
BY				
(Signature)			(Title)	
((====,	
IN THE PRESENCE OF				
IN THE TRESENCE OF				
(Signature)	•		(Address)	
UNITED STATES OF AMERICA				
(b) (6)				
BY (b) (6) 11/14/97		Contration	Officer, GSA.N	CD DDG DADG
(Signature)		Contract()	Official Tit	

GENERAL SERVICES ADMINISTRATION	SUPPLEMENTAL AGREEMENT		DATE
PUBLIC BUILDINGS SERVICE	. No		
SUPPLEMENTAL LEASE AGREEMENT	TO LEASE NO.	GS-11B-30126	
ADQRESS OF PREMISES	301 N Stonestreet Avenue Rockville, MD 20850		
THIS AGREEMENT, made and entered into this date by and betw	veen · Peternac Co	apital Investment Corpo	ration
whose address is:	1801 K Street, NW Washington, DC 20006		
Hereinafter called the Lessor, and the UNITED STATES OF AMERICA, he	ereinafter called the Government:		
WHEREAS, the parties hereto desire to amend the above Lease.			
NOW THEREFORE, these parties for the considerations bereinafte hereby amended effective October 24, 1999	r covenant and agree that the said le as follows:	ase is	
Issued to reflect the annual operating cost escalation provide	ed for in the basic lease agreeme	ent.	
Base (CPI-W-U.S. City Avg) Corresponding Index Base Operating Cost Per Lease % Increase in CPI-W Annual Increase In Operating Cost Less Previous Escalation Paid Annual Increase In Operating Cost Due Lesse Effective October 24, 1999 , the annual rent is increase In		1993 1999 (b) (4) \$49,160.63 per mo	142.60 164.70 (b) (4) 0.154978962 (b) (4) \$10,765.25 (b) (4)
The rent check shall be made payable to:	Potomac Capital Investment 1801 K Street, NW Washington, DC 20006	,	
All other terms and conditions of the lease shall remain in force and	effect.		
IN WITNESS WHEREOF, the parties subscribed their names as of LESSOR: Potomac Capital Investment Corporation	the above date.		
BY			
(Signature)		(Title)	et .
IN THE PRESENCE OF			9 10
(Signature)		(Address)	
UNITED STATES OF AMERICA			
(b) (6) (Signature)	Contracting Office	T. GSA.NCR.PBS.Maryland	North SDT (Official Title)
*	36		9

GENERAL SERVICES ADMINISTRATION	SUPPLEMENTAL AGREEMENT		DATE O I .
PUBLIC BUILDINGS SERVICE •	Ne	0. 8	8/26/99
SUPPLEMENTAL LEASE AGREEMENT	TO LEASE NO.	GS-11B-30126	
ADDRESS OF PREMISES	301 N. Stonestreet Ave.		
144	301 N. Stonestreet Ave.		
	Rockville, MD 20850		
THIS AGREEMENT, made and entered into	this date by and between	Potomac Capital Investment Corpora	tion
	14 11 11 11		
whose address is:	900 19th Street, NW., Suite 60	0	
	Washington, DC 20006	¥.	
Hereinather called the Lessor, and the UNITED ST	ATES OF AMERICA, hereioziter call	led the Government:	
90			
WHEREAS, the parties bereto desire to amen	i the above Lease.		# #
yorkota respective and a second secon			
NOW THEREFORE, these parties for the con	siderations hereinafter covenant an	d agree that the said lease is	
hereby amended as follows:		-	
			14 17 1
Issued to reflect the annual real estate tax	escalation provided for in the	basic lease agreement.	
	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	¥	K 8 *
COMPARISON YEAR	1994	\$52,162.06	
BASE YEAR	1993	\$53,440.48	
÷	10		
OECREASE		(\$1,278.43)	* · · · · · · · · · · · · · · · · · · ·
Government Share		100,00%	(b)
Amount Due for Current Year	6 2	(\$1,278.43)	
	19		
. 81	•		
The Government is entitled to a one-time lump	sum credit in the amount of	(\$1,278.43)	
payable in arrears. This amount shall be		of:	3
		. **	
, 5 a	Potomac Capital Investment Corpo	eration	
	900 19th Street, NW., Suite 60	0	8
e:	Washington, DC 20005		
	•		-
All other serms and conditions of the lease sha	Il remain in force and effect.		
		72	
IN WITNESS WHEREOF, the parties subscri	bed their names as of the above da	te.	
resson: Potomac Capital Investment	Corporation		
a table			3.* 3.4
			*
BY			
(Signature)	1	(Title)	
118182	100	4	
IN THE PRESENCE OF		18 W	* *
1, 160			14
		**	11 9
(Signature)	OI Ui	(Address)	
		-	
UNITED STATES OF AMERICA			
(1) (0)			* **
13(b) (6)	£0 36.	50.0	
	Si.	Contracting Officer, GSA,NCR,F	BS.Potomae
(Signature)	11	- WALLES TO A STATE OF THE PARTY OF THE PART	(Official Title)
(zalance)			/

GENERAL SERVICES ADMINISTRATION	SUPPLEMENTAL AGREEMENT		DATE	_
PUBLIC BUILDINGS SERVICE	No.	9	NOV - 8 2000	
SUPPLEMENTAL LEASE AGREEMENT	TO LEASE NO.	GS-11B-30126		
address of premises	301 N Stonestreet Avenu Rockville, MD 20850	le	,	
THIS AGREEMENT, made and entered into this date	by and betwee Potomac Cap	ital Investment Cor	poration	
whose address is:	1801 K Street, NW Washington, DC 20006			
Hereinafter called the Lessor, and the UNITED STATES OF A	AMERICA, hereinafter called the Go	veriunent:		
WHEREAS, the parties hereto desire to amend the abo	ve Lease.			
NOW THEREFORE, these parties for the consideration hereby amended effective October 24, 2000	ns hereinafter covenant and agre as follows:	e that the said lease is		
Issued to reflect the annual operating cost escalati	on provided for in the basic le	ase agreement.		
Base (CPI-W-U.S. City Avg) Corresponding Index	Sept Sept	1993 2000	142.60 170.40	
Base Operating Cost Per Lease % Increase in CPI-W Annual Increase In Operating Cost			(b) (4) 0.194950912	
Less Previous Escalation Paid Annual Increase In Operating Cost D	ue Lessor		(b) (4) \$13,517.73 (b) (4)	
Effective October 24, 2000 ,the annual rent is in The new annual rent is \$593,414.08	ocreased by payable at the rate of	(b) (4) \$49,451.17 per m	onth.	
The rent check shall be made payable to:	Potomac Capital Investr 1801 K Street, NW Washington, DC 20006	nent Corporation		
All other terms and conditions of the lease shall remain	in force and effect.			
IN WITNESS WHEREOF, the parties subscribed their				
LESSOR: Potomac Capital Investment Corpora	ition			
BY				
(Signature)	•	(Title)		
in the presence of				
(Signature)		(Address)	
UNITED STATES OF AMERICA				
(b) (6)	Contracting Officer,	GSA.NCR.PBS.Maryla	nd North SDT	
(Signature)		-	(Official Title)	

GENERAL SERVICES ADMINISTRATION	SUPPLEMENTAL AGREEMENT No. 9		DATE 8/26/99	
PUBLIC BUILDINGS SERVICE				
SUPPLEMENTAL LEASE AGREEMENT	TO LEASE NO.	GS-11B-30126		
ADDRESS OF PREMISES	301 N. Stonestreet Ave.			
	301 N. Stonestreet Ave.		i	
<u></u>	Rockville, MD 20850	3184		
THIS AGREEMENT, made and entered into	this date by and between	Potomac Capital Investment Corporation	on	
			*10	
whose address is:	900 19th Street, NW., Suite 600		10	
1 1 27 27 27 27 27 27 27 27 27 27 27 27 27	Washington, DC 20006		4.7	
		2		
Hereinafter called the Lessor, and the UNITED ST	ATES OF AMERICA, hereinafter caller	the Government;	="1.2" \	
NATEDEAC she marke bosses decide to surrous	A sha shawa T			
WHEREAS, the parties hereto desire to ameno	i the above Lease.		· .	
NOW THEREFORE, these parties for the con	-idti biB	anno shat sha salid lasa. I		
hereby amended as follows:	saleracions hereinalter coverant and	agree mar me sam tease is	ŀ	
nereby amended as lonows.	¥		×.	
Issued to reflect the annual real estate tax	accolation neovided for in the h	acio legge gareement	8	
issued to retreet the arbitual real estates and	comments provided for at the o	asic icase agreement.	32)	
COMPARISON YEAR	1996	\$48,448.95		
BASE YEAR	1993	\$63,440.49		
		455/115.15	₩	
DECREASE		(\$4,991.55)		
Government Share		100.00%		
Amount Due for Current Year		(\$4,991.55)		
		•		
The Government is entitled to a one-time lump	sum credit in the amount of	(\$4,991.55)		
payable in arrears. This amount shall be	deducted from the rent check of:	-		
		• • •	•	
	Potomac Capital Investment Corpora	ation		
			97	
7 22	900 19th Street, NW., Suite 600		120	
7.00	Washington, DC 20009			
			57	
All other terms and conditions of the lease shall	Il remain in force and effect.			
IN WITNESS WHEREOF, the parties subscri				
LESSOR: Potomac Capital Investment (Corporation			
<u>L.</u>	* :			
BY	4.	CHARLY		
(Signature)		(Title)		
IN THE POSTERIOR OF		e. 25		
IN THE PRESENCE OF				
		4		
(Signature)		(Address)	<u> </u>	
(Signature)		(Audiess)	e#	
UNITED STATES OF AMERICA	- 10 - 10 - 10 - 10 - 10 - 10 - 10 - 10			
AND AND ALL PARTY OF THE PARTY OF		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	ð)	
(b) (6)			7	
	¥.	Contracting Officer, GSA,NCR,PB	S.Potomac	
(Signature)	- V		(Official Title)	
for Brame of		£28		

GENERAL SERVICES ADMINISTRATION	SUPPLEMENTAL AGREEMENT	DATE
Public Buildings service		
SUPPLEMENTAL LEASE AGREEMENT		11B-80126
address of premises	301 N Stonestreet Avenue Rockville, MD 20850	2
THIS AGREEMENT, made and entered into the	nis date by and betwee Potomac Capital I	nvestment Corporation
whose address is:	1801 K Street, NW Washington, DC 20006	
Hereinafter called the Lessor, and the UNITED STAT	ES OF AMERICA, hereinafter called the Governm	nent:
WHEREAS, the parties hereto desire to amend	the above Lease.	
NOW THEREFORE, these parties for the considerable amended effective October 24, 20		at the said lease is
Issued to reflect the annual operating cost ea	scalation provided for in the basic lease a	greement.
Base (CPI-W-U.S. City Avg) Corresponding Index Base Operating Cost Per Lease % Increase in CPI-W Annual Increase In Operating (Less Previous Escalation Paid	Sept	1993 142.60 2000 170.40 (b) (4) 0.194950912 (b) (4) \$13,517.73
Annual Increase In Operating (Effective October 24, 2000 , the annual ret The new annual rent is \$593,414.08 The rent check shall be made payable to:	nt is increased by payable at the rate of \$49	9,451.17 per month.
	Potomac Capital Investment 1801 K Street, NW Washington, DC 20006	Corporation
All other terms and conditions of the lease shall	remain in force and effect.	
IN WITNESS WHEREOF, the parties subscribed		
LESSOR: Potomac Capital Investment Co	prporation	
BY		
(Signature)		(Title)
in the presence of		
(Signature)	n	(Address)
UNITED STATES OF AMERICA		
_{By} (b) (6)	Contracting Officer, GSA	NCR.PBS.Maryland North SDT
(Signature)		(Official Title)

GENERAL SERVICES ADMINISTRATION	SUPPLEMENTAL AGREEMENT		Inam Jan Asia
PUBLIC BUILDINGS SERVICE ·		. 10	DATE 8/26/49
SUPPLEMENTAL LEASE AGREEMENT	TO LEASE NO.	GS-11B-30126	1,
ADDRESS OF PREMISES	301 N. Stonestreet Ave.		
	301 N. Stonestreet Ave.		
	Rockville, MD 20850		34
THIS AGREEMENT, made and entered into	this date by and between	Potomac Capital Investment Corpo	Pration
		25	
whose address is:	900 19th Street, NW., Sulte 600		
	Washington, DC 20006		
3X F)			
. Ve		1	3
Hereinafter called the Lessor, and the UNITED 51	FATES OF AMERICA, hereinafter calle	d the Government:	
WHEREAS, the parties hereto desire to amen	ed also also are Victoria	•	
"THE TEND, the parties hereto desire to sinen	A the above Lease,		
NOW THEREFORE, these parties for the con	peidemaines berein Ann annue 1		
hereby amended as follows:	Excerations nereinainer covenant and	agree that the said lease is	
and an indicate and indicate an	20	<u>.</u>	
Issued to reflect the annual real estate tax	T escalation provided for in the h	asis Isaas seessa	9.1
,	r escanation broatest for in the 0	asic lease agreement.	
COMPARISON YEAR	1997	\$49,291,98	
BASE YEAR	1993	\$53,440,49	
	1000	400,440.48	e
DECREASE	*10	(\$4,148.52)	
Government Share		100.00%	
Amount Due for Current Year		(\$4,148.52)	
		(44,140,02)	40
		24	
The Government is entitled to a one-time lump	sum credit in the amount of	(\$4,148.52	3
payable in arrears. This amount shall be	deducted from the rent check of:	(0.1)	,
		" Alle "An	
	Potomac Capital Investment Corpora	ition	
20	900 19th Street, NW., Suite 600		
10	Washington, DC 20005		
All other terms and conditions of the lease shall	il remain in force and effect.		
N NUTRICO BOTTOPOO A			¥:
N WITNESS WHEREOF, the parties subscrit	bed their names as of the above date.		
Potomac Capital Investment C	Corporation		
		5.8	*-
		0 22	
(Signature)		15 16	<u> </u>
(Signate)		(Title)	
N THE PRESENCE OF	10		ii ii
Tra reserve or			
(Signature)	-		
(and the second		(Address)	
NITED STATES OF AMERICA			
(b) (6)	1,471		
	0	Commission Office One area	700 7
(Signamire)	5)	Contracting Officer, GSA.NCR.I	
(malloment e)			(Official Title)

GENERAL SERVICES ADMINISTRATION	SUPPLEMENTAL AGREEMENT DATECT 5 2002			5 2002
PUBLIC BUILDINGS SERVICE	No. 10			בטטב
SUPPLEMENTAL LEASE AGREEMENT	TO LEASE NO.	GS-11B-30128		
ADDRESS OF PREMISES	301 N. Signestreet Avenue			
	301 N. Stonestreet Avenue			
	Rockville, Md 20850	***		
THIS AGREEMENT, made and entered into	this date by and between	301 N. Stone Street, LLC		
	5			
whose address is:	301 N. Slone Street, LLC			
]	do The Stephen A. Golderg			
	Company			
	1615 M Street, NW, Suite 850			
	Washington, DC 20036			
Hereinafter called the Lessor, and the UNITED	STATES OF AMERICA, hereinafter (called the Government;		
MICREA No continue to the to the to the total of the tota	Administration 1			
WHEREAS, the parties hereto desire to amend	i the above Lease.			
NOW THEREFORE there and a feether are	International boundaries and a second			
NOW THEREFORE, these parties for the cons hereby amended as follows:	ROBINIONS HERBINATION COVERSING BING B	grae that the said lease is		
nerouy amenueu as rodows;				
issued to reflect the annual real estate tax esci	lation provided for in the bank laces	oweament		
PROPERTY OF A STATE SEE SEE SEE SEE	nation provided to in the basic lease.	#Blacustr		
COMPARISON YEAR	1999	554,196.75		
BASE YEAR	1993	\$53,440.49		
DROC I CAN	1000	300,440.48		
DECREASE		\$756.25		
PERCENTAGE OF GOVERNMEN	IT OCCUPANCY	100.00%		
AMOUNT DUE TO LESSOR		\$756.25		
		* /***********************************		
The Lessor is entitled to a one-time lump sum	payment in the amount of	\$756.25		
payable in arrears. This amount shall be paid v		4,55.25		
,	•			
	301 N. Stone Street, LLC			
	c'o The Stephen A, Goldery Comp	any		
	1615 M Street, NW, Suite 850	-		
	Washington, DC 20036			
All other terms and conditions of the lease shall	remain in force and effect.			
IN WITNESS WHEREOF, the parties subscribe LESSOR: 301 N. Stone Street, LLC	d their names as of the above date.			_
LESSOR: 301 N. Stone Street, LLC				-
BY				
(Signature)		(Title)		K.
IN THE PACCEMENT OF				
IN THE PRESENCE OF				
(Cionatura)		74.15		
(Signature)		(Address)		
HAITER STATES OF AMERICA				
UNITED STATES OF AMERICA	_			
(b) (6)				
		Contracting Officer GSA NCE DDG	MalfA	
(Signature)		Contracting Officer, GSA,NCR,PBS	<u>,nova</u> Official Title)	
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GENERAL SERVICES ADMINISTRATION	SUPPLEMENTAL AGREEMENT		DATE	101	40	
FUBLIC BUILDINGS SERVICE		0. 11	$\perp \alpha'$	100	[1]	
SUPPLEMENTAL LEASE AGREEMENT	TO LEASE NO.	GS-11B-30126		10		1. 4.11
ADDRESS OF PREMISES	301 N. Stonestreet Ave.					
6 9	301 N. Stonestreet Ave.					
70	Rockville, MD 20850	·				
THIS AGREEMENT, made and entered into	this date by and between	Potomac Capital Investment Corporation	ion			15.
	₹ ⁵ 144	2				
whose address is:	900 19th Street, NW., Suite 600	0				
	Washington, DC 20006					
¥	-					
. 8						
Hereinafter called the Lessor, and the UNITED ST	FATES OF AMERICA, hereinafter call	ed the Government:				
30.0		All these type 7 to a management				
WHEREAS, the parties hereto desire to amend	of the above I ease.	5.4				
**************************************	A Min my r v annum.					
NOW THEREFORE, these parties for the con-	Identions have instant coverant on	d - man that the sold large is				
hereby amended as follows:	ANCERMOND RETERMINE COVERING WAS	i agree (risk title saint tease is				
neteby amended as ionoms.		85				35
to a state the manual week agents to	the same and the same as the		.6			
issued to reflect the annual real estate tax	cescalation provided for in the	basic lease agreement.				
	2.5	*				
COMPARISON YEAR	1998	\$53,075.34				
BASE YEAR	1993	\$53,440.49				
12						
DECREASE		(\$385.15)			41	
Government Share		100.00%				1
Amount Due for Current Year		(\$365.15)				
		• • • • • • • • • • • • • • • • • • • •	.57			
	17 25					
The Government is entitled to a one-time lump	o cum credit in the amount of	(\$365.15)				
payable in arrears. This amount shall be o	112	•				
payante in arrears. This arround once to	Senacing Halli frie terr cross or	E agran and				
124	Antonia Anglia Ingganing page	· ·				
	Potomac Capital Investment Corpor	ration				
2.	900 19th Street, NW., Suite 600					
	•	3				
4	Washington, DC 20006					
A constitution of the large shall						
All other terms and conditions of the lease shal	Il remain in force and effect.	t E				
oe:	25					
IN WITNESS WHEREOF, the parties subscrib		2.				
LESSOR: Potomac Capital Investment C	Corporation	DR 25				
d s						
ву	N. 3		34 35	9 UV		(4)
(Signature)		(Tkle)				
		* S				121
IN THE PRESENCE OF						
47 F com • State						
(81	*	(44)				
(Signature)		(Address)				
		<u> </u>				्
UNITED STATES OF AMERICA						
(h) (e)	\tilde{\t		2.0			
BY		Contracting Officer, GSA NCR PBS	S. Potomar	2		
(Signature)	24	26 25	(Official T	(ide)		

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GENERAL SERVICES ADMINISTRATION	SUPPLEMENTAL AGREEMENT		DAUCT	15	2002
PUBLIC BUILDINGS SERVICE		ı, 11	<u> </u>		7.5
SUPPLEMENTAL LEASE AGREEMENT	TO LEASE NO.	GS-11B-30126			
ADDRESS OF PREMISES	301 N. Stonestreet Avenue				
	301 N. Stonestreet Avenue				
	Rockville, Md 20850				
THIS AGREEMENT, made and entered into the	is date by and between	301 N. Stone Street, LLC			
whose address is:	301 N. Stone Street, LLC				
	c/o The Stephen A. Golderg				
	Company				
	1615 M Street, NW, Suite 850				
	Washington, DC 20036				
Hereinafter called the Lessor, and the UNITED		alled the Government:			
WHEREAS, the parties here to desire to amend	the above Lease.				
1					
NOW THEREFORE, these parties for the consk	ferations hereinafter covenant and a	oree that the said lease is			
hereby amended as follows:					
[, ,					
issued to reflect the annual real estate tax escal	ation provided for in the basic lease a	agraement.			
COMPARISON YEAR	2000	\$54,522.81			
BASE YEAR	1993	\$53,440.49			
	1000	4001440140			
DECREASE		\$1.082.32			
PERCENTAGE OF GOVERNMENT	OCCUPANCY	100.00%			
AMOUNT DUE TO LESSOR	Cood Allos	\$1,082.32			
AMIOGITI DOE TO EDOCOT		\$1,002.0E			
! The Lessor is entitled to a one-time lump sum pa	syment in the amount of	\$1,082.32			
payable in arrears. This amount shall be paid wi		#1,00E.UZ			
projection at annual contract of the contract	or your reactions and ac				
	301 N. Stone Street LLC				
	c/o The Stephen A. Goldery Comp.	n nu			
	1615 M Street, NW, Suite 850	m y			
	Washington, DC 20036				
	wasnington, DC 20035				
All other terms and conditions of the lease shall	manala to forms and offset				
All other terms and concludes or the lease shall	emain it lores and effect.				
IN WITNESS WHEREOF, the parties subscribed	that names as of the above date				
LESSOR: 301 N. Stone Street, LLC	Tales hance as of sie above date.		estre resp		*
LESSON. 301 N. Stolle Sueet, LLC					
BY					
(Signature)		(Title)			
(astruma)		(Tide)		***	
IN THE REFERENCE OF					
IN THE PRESENCE OF					
(D)		45.44			
(Signature)		(Address)			
UNITED STATES OF AMERICA	Λ_				
(b) (6)					
		A			
		Contracting Officer, GSA,NCR,PBS			
(Signature)	7	(Official Title)		

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GENERAL SERVICES ADMINISTRATI	ON	SUPPLEMENTAL AGREEMENT		DA	™ NOV 0	R	2001	
PUBLIC BUILDINGS SERVICE			o. 12				-	
SUPPLEMENTAL LEASE AGREEMEN	T	TO LEASE NO.	GS-11B-30126	·			A = -	
ADDRESS OF PREMISES		301 N. Stonestreet Ave.					-	
		Rockville, MD 20850						
								
THIS AGREEMENT, made and e	ntered into this date by and	between Potom:	ac Capital Invest	ment Corp.				
		4004 100						
whose address is:	100	1801 K Street, NW Suite 900						
ł.		Washington, DC 20006						
Hereinafter called the Lessor, and the UI	NITED STATES OF AMERIC	A, hereinsfter called the Government:						
WHEREAS, the parties hereto design	re to amend the above Lesse							
NOW THEREFORE, these parties		nafter covenant and agree that the sai	d lease is				On Contract	
hereby amended effective	Getning 23, 2001	as follows:						
	10/24/01							
Issued to reflect the annual opera	ting cost escalation provid	ed for in the basic lease agreement						-
Base (CPI-W-U.S. C	:a A>	Same has	1993		142.6	'n		
N .		September	2001		174.8	-		
Corresponding Inde		September	2001		(1-)	JU .		
Base Operating Cos					(b) (4)			
% Increase in CPI-V					0.22580645	Z		
Annual Increase In ((b) (4)			
Less Previous Escals					\$17,004.20	<u>, </u>		(5)
	Operating Cost Due Les	sor			(b) (4)			
10/24/0						_		
Effective October 23; 2001	,the annual rent is incre		\$2,691.32					
The new annual rent is	\$596,105.40	payable at the rate of	\$49,675.45	per month.				
The rent check shall be made pay	able to:	n. 6 5 17						
		Potomac Capital Investment	сотр.					
		1801 K Street, NW Suite 900						
i		Washington, DC 20006						
All address and the state of the	1 1 N ! . !	-1 -07 -4						
All other terms and conditions of the	e lease snail remain in force	and effect						
IN WITNESS WHEREOF, the part	ies subscribed their names a	s of the above date.			20 200			
LESSOR: Potomac Capital Inv					<u></u>			-
_	-							
BY						-		
(Signature)				(Title)				
3. 5. T. T. T. S.								
in the presence of								
i								
(Signature)				(Address)		_		
(Same)				(many)				
UNITED STATES OF AMERIC.	A							_
	Δ							
(b) (6)								
		* Contracting Office	er, GSA.NCR.PBS	Maryland Nor	th SDT			
(Signature)	· -				Official Title)			
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GENERAL SERVICES ADMINISTRATION	SUPPLEMENTAL AGREEMENT		DATE
PUBLIC BUILDINGS SERVICE		0. 14	OCT 1.5 2002
SUPPLEMENTAL LEASE AGREEMENT	TO LEASE NO.	GS-11B-30126	
ADDRESS OF PREMISES	301 N. Stonestreet Avenue		
	301 N. Stonestreet Avenue Rockville, Md. 20850		
THIS AGREEMENT, made and entered into the		301 N. Stone Street LLC	
THE NOTELINET, INDICATE OF THE PARTY OF THE	is one of the comount	COT 14. CIMIO GROCK LEC	
whose address is:	301 N. Stone Street LLC		
	c/o The Stephen A. Golderg		
	Company		
	1615 M Street, NW, Suite 850		
	Washington, DC 20036		
Hereinafter called the Lessor, and the UNITED	STATES OF AMERICA, hereinatter (called the Government	
			
WHEREAS, the parties hereto desire to amend	the above Lease.		
NOW THEREFORE there and to be the second	danilara hasabattar assusas d		
NOW THEREFORE, these parties for the considerable amended as follows:	derauchs nerementer covenant and a	Gree man me sam lease is	
nereuy arriended as follows:			
 based to reflect the annual real estate tax escal	lation provided for in the basic lesses	acreement.	
	b	mgr v attra : PL	
COMPARISON YEAR	2001	\$58,633,71	
BASE YEAR	1993	\$53,440,49	
		•	
DECREASE		\$5,393.22	
PERCENTAGE OF GOVERNMENT	FOCCUPANCY	100.00%	
AMOUNT DUE TO LESSOR		\$5,393.22	
The language is antiford to a sun thus house or		*****	
The Lessor is entitled to a one-time tump sum p payable in arreats. This amount shall be paid wi		\$5,393.22	
payable in arrears. This amount snail be paid wi	un your next rent check:		
	301 N. Stone Street, LLC		
	c/o The Stephen A. Goldern Comp	anv	
	1615 M Street, NW, Suite 850	,	
	Washington, DC 20036		
	Transferrit man Sadah		
All other terms and conditions of the lease shall	remain In force and effect.		
IN WITNESS WHEREOF, the parties aubscriber	their names as of the above date.		
LESSOR: 301 N. Stone Street, LLC			
BY			
(Signature)		(Tibe)	
frail series at		(tine)	W
IN THE PRESENCE OF			
			·
(Signature)		(Address)	-
UNITED STATES OF AMERICA	٨		
(h) (G)			
((i) (v)			
(Classical)		Contracting Officer, GSA,NCR,PB	
(Signature)			(Official Title)
	<u> </u>	and the second s	

GENERAL SERVICES ADMINISTRATION	SUPPLEMENTAL AGREEMENT		DATE	
PUBLIC BUILDINGS SERVICE		. 14	T30	1 5 2002
SUPPLEMENTAL LEASE AGREEMENT	TO LEASE NO.	GS-11B-30126		
ADDRESS OF PREMISES	301 N. Stonestreet Avenue			
1	301 N. Stonestreet Avenue Rockville, Md 20850			
THIS AGREEMENT, made and entered into thi		301 N. Stone Street, LLC		
THE ACREEMENT, INSUESTING CHICAGO OF THE	a dam by and bemeen	SOLIN. State Seed, FEO		
whose address is:	301 N. Stone Street, LLC			
WINDS BUILDS ID.	c/o The Stephen A. Golderg			
	Company			
	1615 M Street, NW, Suite 850			
	Washington, DC 20036			
Hereinafter called the Lessor, and the UNITED S		alled the Government		
WHEREAS, the parties hereto desire to amend t	he above Lease.			
				1.0
NOW THEREFORE, these parties for the consid	erations hereinafter covenant and a	pree that the said lease is		
hereby amended as follows:				
issued to reflect the annual real estate tax escale	ation brovided for in the pastic lease i	agreement		
COMPARISON YEAR	2001	\$58,833.71		
BASE YEAR	1993	\$53,440.49		
ONGE TEAR	1885	\$30,770.73		
DECREASE		\$5,393,22		
PERCENTAGE OF GOVERNMENT	OCCUPANCY	100.00%		
AMOUNT DUE TO LESSOR		\$5,393.22		
The Lessor is entitled to a one-time tump sum pa		\$5,393.22		
payable in arrears. This amount shall be paid wit	h your next rent check:			
	301 N. Stone Street, LLC			
	c/o The Stephen A, Goldery Comp	any		
	1615 M Street, NW, Suite 850			
	Washington, DC 20036			
All other terms and conditions of the lease shall r	remain in force and affect			
Add daring and comments of the loans and	THE STATE OF THE S			
IN WITNESS WHEREOF, the parties aubscribed	their names as of the above date.	_		
LESSOR: 301 N. Stone Street, LLC	·			
BY		all the same of th		
(Signature)		(Title)		
IN THE PRESENCE OF				
IN THE PRESENCE OF				±
(Signature)		(Address)		1
(¥		
UNITED STATES OF AMERICA				
(b) (6)				
(D) (O)				
Beriana Ar La	-A-	Contracting Officer, GSA,NCR,PE		
(Signature)	((Official Title)	
	 			OSA FORM 278

GENERAL SERVICES ADMINISTRATION	SUPPLEMENTAL ACREE	MENT	DATE NOV -5	2002
PUBLIC BUILDINGS SERVICE		No. 15		2002
SUPPLEMENTAL LEASE AGREEMENT	TO LEASE NO.	GS-11B-30126		
ADDRESS OF PREMISES	301 N. Stonestre Rockville, MD 2			
THIS AGREEMENT, made and entered into	this date by and between	301 N. Stone Stree	t, LLC	
whose address is:	1615 M Street, 1 Washington, DC			
Hereinafter called the Lessor, and the UNITED S	TATES OF AMERICA, hereinafter called the Go	vernment:		
WHEREAS, the parties hereto desire to amo	end the above lease.			
NOW THEREFORE, these parties for the co	nsiderations hereinafter covenant and agr	ree that the said lease is		
	per 24, 2002 as follows:			
Issued to reflect the annual operating c	ost escalation provided for in the basic	c lease agreement.		
Base (CPI-W-U.S. City Avg) Corresponding Index Base Operating Cost Per Lead % Increase in CPI-W Annual Increase In Operatin Less Previous Escalation Paid Annual Increase In Operatin	g Cost		142.60 177.00 (b) (4) 0.241234222 (b) (4) \$19,695.52 (b) (4)	
Effective October 24, 2002 , the s	nnual rent is increased by	(b) (4)	8	_
The new annual rent is \$597 The rent check shall be made payable to	,481.05 payable at the rat : 301 N. Stone Street, N Washington, DC	zet, LLC NW	per month.	
All other terms and conditions of the lease	- ·			
IN WITNESS WHEREOF, the parties subscri				
LESSOR 301 N. Stone Street, LLC	DOC MAN HAMES AS OF THE INDOPEDIATE.		*************************************	
av.				
(Signature)		······································	(Title)	•
IN THE PRESENCE OF				
			ne despera	
(Signature)	-	· · · · · · · · · · · · · · · · · · ·	(Address)	•
UNITED STATES OF AMERICA (b) (6) BY	Coi	ntracting Officer, GSA,NCR,PBS	Maryland North SDT	,
(Signature)			(Official Title)	

	SUPPLEMENTAL AGREEMENT		DATE	n	20.00
PUBLIC BUILDINGS SERVICE		. 16	DEC	-2	2002
Supplemental lease agreement	TO LEASE NO.	GS-11B-30126			
ADDRESS OF PREMISES	301 N. Stonestreet Avenue				
	301 N. Stonestreet Avenue Rockville, MD 20800				
THIS AGREEMENT, made and entered i		301 N Stone Street LLC			
The relative of more and cheren	c/o The Stephen A. Goldberg (
whose address is:	1615 M Street, NW., Suite 850				
	Washington, DC 20036				
Hereinafter called the Lessor, and the UNITE	D STATES OF AMERICA, hereinafi	ter called the Government;			2
WHEREAS, the parties hereto desire to a	mend the above Lease.				
NOW THEREFORE, these parties for the hereby amended as follows:	considerations hereinafter cover	ant and agree that the said lease is			
issued to reflect the annual real estate	tax escalation provided for i	n the basic lease agreement,			
COMPARISON YEAR	2002	\$61,236.22			
BASE YEAR	1993	\$53,440.49			
		•			
DECREASE	50	\$7,795.73			
Government Share		100.00%			
Amount Due for Current Year		\$7,795.73			

The Lessor is entitled to a one-time lump of payable in arrears. This amount shall	* *	\$7,795.73			
payable in arrears. This amount shair	ne dedocied Mottl life telli cili	FLA OL.			
	301 N Stone Street LLC				
	c/o The Stephen A. Goldberg				
	Company				
	1615 M Street, NW., Suite 850				
	Washington, DC 20036				
All other terms and conditions of the lease	schall name in in force and office				
PAR other terms and conditions of the lease	SIMI TEHRILI III IOTES MINI CHECK				
Thi lattinings inthroping the market sub-	15 - 1 d - to				
my valiness varieneor, the parties sub-	ictided their names as of the apo	ve date.			
	cribed their names as of the abo	ve date.			
······	crided their names as of the apo	ve date.			
······	cribed their names as of the abo	ve date.			
IN WITNESS WHEREOF, the parties subs LESSOR: 301 N Stone Street LLC	cribed their names as of the abo	ve date.			
LESSOR: 301 N Stone Street LLC	cribed their names as of the abo	ve date.		_	
LESSOR: 301 N Stone Street LLC BY (Signature)	cribed their names as of the abo			-	
LESSOR: 301 N Stone Street LLC	criped their names as of the abo			_	
LESSOR: 301 N Stone Street LLC BY (Signature)	criped their names as of the abo				
LESSOR: 301 N Stone Street LLC BY (Signature) IN THE PRESENCE OF	Groed their names as of the abo	(Tule)		-	
LESSOR: 301 N Stone Street LLC BY (Signature)	Groed their names as of the abo			-	
LESSOR: 301 N Stone Street LLC BY (Signature) IN THE PRESENCE OF	Groed their names as of the abo	(Tule)		-	
EESSOR: 301 N Stone Street LLC BY	Grioed their names as of the abo	(Tule)		-	
EESSOR: 301 N Stone Street LLC BY	Groed their names as of the abo	(Tule)		-	
EESSOR: 301 N Stone Street LLC BY	Groed their names as of the abo	(Tule)	35,Potomac	-	

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GENERAL SERVICES ADMINISTRATION	SUPPLEMENTAL AGREEMENT		DATE ON / / A
PUBLIC BUILDINGS SERVICE		la. 16/correction	DATE 8/6/03
SUFFLEMENTAL LEASE ACREPAINT	TO LEASE NO.	GS-11B-30126	
ADDRESS OF PREMISES	301 N. Stonestreet Avenue		
	301 N. Stonestreet Avenue		
	Rockville, MD 20800		
THIS AGREEMENT, made and entered into thi	is date by and between	301 N Stone Street LLC	
·	c/o The Stephen A. Goldberg Co.	mpany	
whose address is:	1615 M Street, NW., Suite 850	,	
	Washington, DC 20036		
	•		
Hereinafter called the Lessor, and the UNITED STATES	i OF AMERICA, hereinafter called the G	Government:	
WHEREAS, the parties hereto desire to amend t	the above Lease.		
NOW THEREFORE, these parties for the conside	erations hereinafter coverant and	I some that the said legge is	
hereby amended as follows:	P\$ 66-126/126 126-1-4-1-4-1-4-1-4-1-4-1-4-1-4-1-4-1-4-1-	1 digital action action process transmism bit	
ittered actions and tomo true			
Issued to reflect a correction to the 2002	annual real estate tax escalation	on provided for in the basic lease agree	ement.
COMPARISON YEAR	2002	\$63,409.35	
BASE YEAR	1995	\$95,440.49	
DECREASE		\$9,968.86	
Government Share		100.00%	
		\$9,968.86	
Amount Due for Current Year	in Inn	· •	
Previously paid under SLA16, dated 12/	2/02	\$7,795.75	
Additional money due		\$2,175.15	
The Lessor is entitled to a one-time lump sum p	sayment in the amount of	\$2,173.13	
payable in arrears. This amount shall be pa	iid on your next rent check of:		
	301 N Stone Street LLC		
	c/o The Stephen A. Goldberg		
	Company		
	1615 M Street, NW., Suite 850		
	Washington, DC 20036		
	mannidion to seed.		
All other terms and conditions of the lease shall	I remain in force and effect.		
	1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2		
IN WITNESS WHEREOF, the parties subscribed	their names as of the above date.		
LESSOR: SO1 N Stone Street LLC	201200 00000000000000000000000000000000		
MANUAL OF I STORES PROGRAM			
BY			
(Signature)		(Tale)	
IN THE PRESENCE OF			

(Signature)		(Address)	
The Country of State Annual An			
United States of America			
(b) (6)			
			3 1
8 / / /	*:	Contracting Officer, GSA.NCK.PBS.Pc	
(fignature)		(Official Title)

GENERAL SÉRVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE

SUPPLEMENTALLEASE AGREEMENT

SUPPLEMENTAL AGREEMENT

DATE

OCT 14 2003

TO LEASE NO. GS-11B-30126

No. 17

ADDRESS OF PREMISES:

301 North Stonestreet Avenue, Rockville, MD 20850

THIS AGREEMENT, made and entered into this date by and between 301 N. Stone Street LLC, c/o The Stephen A. Goldberg Company,

whose address is:

1615 M Street, NW, Suite 850 Washington, DC 20036

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease.

NOW THEREFORE, these parties for the considerations hereafter mentioned covenant and agree that the said Lease is amended as follows:

This Supplemental Lease Agreement (SLA) is hereby issued to reflect the agreement by the Lessor and the Government that the Government has exercised both five (5) year renewal options pursuant to Paragraph 5 of the SF-2, U.S. Government Lease for Real Property dated July 22, 1993; and

Further, pursuant to Paragraph 5 of the SF-2, U.S. Government Lease for Real Property dated July 22, 1993, the annual rental amount for the term of both renewal options is \$576,409.88 plus all accrued operating and real estate tax escalations initiated during the first term of this Lease; and

Further, said amounts (of accrued operating and real estate tax escalations) and the new annual rent for both renewal terms shall be determined after the next operating (CPI adjustment on Operating Costs) and real estate tax escalations, effective on or about October 24, 2003, and will be set forth in another Supplemental Lease Agreement (SLA) to be drafted at such time those figures are available; and

The Lease term is established to continue through October 23, 2013.

This document shall not be construed as a waiver of any rights, benefits, or interests that the Government has under the Lease. All terms and conditions of the Lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

LESSOR: 301 N. Stone Street LLC, c/o The Stephen A. Goldberg (In the Presence Of (witnessed Mar))	Member Member
(b) (6) (Signature)	1615 M STN. W #850 Washington DC
UNITED STATES OF AMERICA	
(5) (6) (Signature)	Contracting Officer, GSA (Official Tide)

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE

SUPPLEMENTALLEASE AGREEMENT

SUPPLEMENTAL AGREEMENT

DATE

No. 18

NOV - 6 2003

TO LEASE NO. GS-11B-30126

ADDRESS OF PREMISES:

301 North Stonestreet Avenue, Rockville, MD 20850

THIS AGREEMENT, made and entered into this date by and between 301 N. Stone Street LLC, c/o The Stephen A. Goldberg Company,

whose address is:

1615 M Street, NW, Suite 850 Washington, DC 20036

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government., and

WHERAS, pursuant to Supplemental Lease Agreement (SLA) #17, the Government exercised both five (5) year Options for the 48,316 net usable (48,316 rentable) square feet of Print/Mail (warehouse and related space) being the entire one story building located at 301 North Stonestreet Avenue, Rockville, Maryland, and

WHEREAS, the parties hereto desire to amend the above Lease and provide rental rates and related data for the Option periods,

NOW THEREFORE, these parties for the considerations hereafter mentioned covenant and agree that the said Lease is amended as follows:

Effective October 24, 2003, the following shall be the Annual Rent, Base Operating Cost, Base Tax Year and Term:

Paragraph 5 of the SF-2 is amended to provide for the Annual Rent of \$614.945.28 which shall be payable at the rate of \$51,245.44 per month, in arrears.

The Lease shall continue to be subject to Operating Cost adjustments and Real Estate Tax adjustments annually:

Paragraph 18 of the SFO, entitled "TAX ADJUSTMENT", is amended such that the Property Tax Base Year for the Option periods shall be 2003 with the Base Year Taxes established at \$68,448.07 (2003 taxes), and, thus, the next adjustment shall occur in 2004 in accordance with the procedures set forth in the SFO, and continuing annually thereafter using the new Base.

The Percentage of Government Occupancy shall continue to be 100%.

Paragraph 19, entitled "OPERATING COSTS" is amended such that the Base Operating Cost is (b) (4) (which is calculated using the original base of \$87,223.00 plus \$23,487.82, the amount of accrued Operating Costs that had accrued through and including October 23, 2003.)

Accordingly, the new Base Year for Operating Cost Adjustments shall be 2003 (September 2003 CPI Index = 181.0), with the next adjustment during the Option periods being on or about October 24, 2004, and continuing annually thereafter with the new Base Year and Base Operating Costs of \$110,710.82.

The Lease term is established to continue to and including October 23, 2013.

This document shall not be construed as a waiver of any rights, benefits, or interests that the Government has under the Lease. All terms and conditions of the Lease shall remain in force and effect

LESSOR: 301 N. Stone Street LLC, c/o The Stephen A. Goldberg Company (Signature) IN THE PRESENCE OF (witnessed by:) (Signature) (Signature) (Signature) (Contracting Officer, GSA	All te	rms and conditions of the Lease shall	remain in force and effect.
(Signature) IN THE PRESENCE OF (witnessed by:) (Signature) (Signature) (Signature) (Address) (Address) Contracting Officer, GSA	LESSO	OR: 301 N. Stone Street LLC, c/o The	Stephen A. Goldberg Company
(Signature) 7 (Address) UNITED STATES OF AMERICA BY (Contracting Officer, GSA	ВУ		
UNITED STATES OF AMERICA BY Contracting Officer, GSA	IN THE	PRESINCE OF (witnessed by:) (6)	1615 M St N.W+850 Wachmaton DC 2003
BY (6) (6) Contracting Officer, GSA		(Signature)	
Contracting Officer, OSA	UNITE	D STATES OF AMERICA	
Contracting Officer, OSA		o) (6)	Controller Office CCA
	°'=	(Signature)	Contracting Officer, GSA

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE

SUPPLEMENTAL AGREEMENT

DATE

SUPPLEMENTALLEASE AGREEMENT

No. 19

NOV - 6 2003

TO LEASE NO. GS-11B-30126

ADDRESS OF PREMISES:

301 North Stonestreet Avenue, Rockville, MD 20850

THIS AGREEMENT, made and entered into this date by and between 301 N. Stone Street LLC, c/o The Stephen A. Goldberg Company,

whose address is:

1615 M Street, NW, Suite 850 Washington, DC 20036

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease.

NOW THEREFORE, these parties for the considerations hereafter mentioned covenant and agree that the said Lease is amended as follows:

Issued to reflect the annual real estate tax escalation provided for in the basic lease agreement:

COMPARISON YEAR

2003

\$68,488.07

BASE YEAR

1993

\$53,440.49

INCREASE

\$15,047.58

Government Share

100%

Amount due for Current year

\$15,047.58

This document shall not be construed as a waiver of any rights, benefits, or interests that the Government has under the Lease. All terms and conditions of the Lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

LESSOR: 301 N. Stone Street LLC, c/o The Stephen A. G	oldberg Company
BY (6) (6) (Signature)	Minder)
IN THE PRESENCE OF (witnessed by:)	Class
(b) (6)	1615 M St N.W #350 Washington DC 20036
(Signature)	(Address)
UNITED STATES OF AMERICA	
_{ву} (b) (6)	Contracting Officer, GSA
(Significe)	(Official Tale)

GENERAL SERVICES ADMINISTRATION	SUPPLEMENTAL AGREEMENT		DATE 12/10/04
Public Buildings Service	No.		12/10/04
SUPPLEMENTAL LEASE AGREEMENT	TO LEASE NO.	LMD80126	
address of premises	301 N Stonestreet Avenue Rockville, MD 20850-1656		
THIS AGREEMENT, made and entered	into this date by and between	301 N Stone Street LLC	
whose address is:	c/o The Stephen A. Goldberg Company 1615 M Street, NW, Suite #850 Washington, DC 20036		
Hereinafter called the Lessor, and the UNITE	D STATES OF AMERICA, hereinafter called th	B Government:	
WHEREAS, the parties hereto desire to	amend the above Lease.		
hereby amended as follows:	e considerations hereinafter covenant and		
issued to reliect the annual real esta	te tax escalation provided for in the b	asic lease agreement.	
ACCOUNT NUMBER: 01958858			
COMPARISON YEAR BASE YEAR	2004 2003	\$72,216.06 \$68,488.07	
INCREASE		\$3,727.99	
PERCENTAGE OF GOVERNMENT AMOUNT DUE TO LESSOR	OCCUPANCY	100.00% \$3,727.99	
The Lessor is entitled to a one-time lump payable in arrears. This amount sha	* *	\$3,727	.99
	301 N Stone Street LLC c/o The Stephen A. Goldberg Company 1615 M Street, NW, Suite #850 Washington, DC 20036	,	
All other terms and conditions of the leas	se shall remain in force and effect.		
 IN WITNESS WHEREOF, the parties su	becribed their names as of the above date.		
LESSOR: 301 N Stone Street LLC			
ВҮ			
(Signature)	•	(Title)
in the presence of			
(Signature)	-	(Address)	
UNITED STATES OF AMERICA			
(b) (6)		Contracting Officer CSA NO	R.PBS. Metropolitan Service Center
(Signature)		WHITE OTHER THEEL STATE	(Official Title)

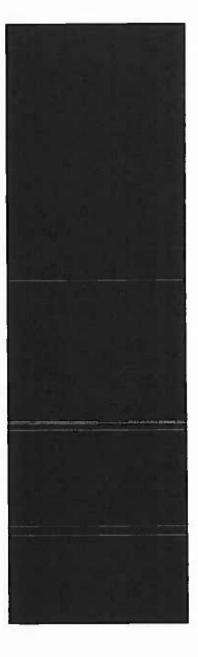
GENERAL SERVICES ADMINISTRATION	SUPPLEMENTAL AGREEMENT	— Jii. — — — — — — — — — — — — — — — — — —	DATE
PUBLIC BUILDINGS SERVICE		No. 20	HIN 1.7 2008
SUPPLEMENTAL LEASE AGREEMENT ADDRESS OF PREMISES	301 North Stonestreet Avenue	GS-11B-30126	0011 17 2000
	Rockville, MD 20850		
THIS AGREEMENT, made and entered	into this date by and between	301 N Stone Street LLC, clo T	he Stephan A. Goldberg
whose address is	1615 M Street NW, Suite 850		
	Washington, DC 2003G		
lieremater wited the Lessor, and the UNIT	TED STATES OF AMERICA L	francisco de la companya del companya de la companya del companya de la companya	
the transfer and the transfer and the transfer	BD STATES OF AMERICA, Befolia	ter exilentite Government:	
WHEREAS, the parties hereto desire to :	smend the above Lease.		
NOW THEREFORE, these parties for th	e considerations hereinafter coven	ant and surve that the raid loves is	
hereby amended as follows:	, commentations nei threatest chieff	and agree that the said lease is	
1	. 1.2		
Issued to reflect annual real estate (ax escalation provided for in t	he basic lease agreement	
COMPARISON YEAR	2003	\$68,488.07	
BASE YEAR	1993	\$53,44D 49	
INCREASE		\$15,047.58	
PERCENTAGE OF GOVERNMEN	T OCCUPANCY	100 00%	
Government Share Pro-rated (1)	1/03 KII 10/23/03)	\$ 12,202 97	
Amount Paid under SLA 19		\$ 15,047 58	
New Adjustment to RET (Addition	nal lumpsum amount due to GOV)	\$ (2.844.61)	
]			
The Government is entitled to a one-time	lump sum credit in the amount of	\$ 2,844.6	51
payable in arrears. This amount sha	ill be deducted in your next re	nt check:	
	301 N. Stone Street LLC		
	clo Stophan A. Goldberg Company 8	Suite 860	
2	1615 M Street, NW Washington, DC 20036		
All other terms and conditions of the leas	e shall remain in force and effect.		
IN WITNESS WHEREOF, the parties su	bscribed their names as of the abo	ve date.	
LESSOR: 0			
(b) (6)			
BY		MANAGER	
(Signifiure)		(Title)	
IN THE PRESENCE OF			
(b) (6)		.) .	. e .m
		1615 M ST N.W A WASHINGTON OC	
(Signature)		WACH IN TO (Address)	20036
UNITED STATES OF AMERICA		עט אין ייטון ווכוי וו	77770
(h) (6)		MARY L. HEWSON	
		CONTRACTING OFFI	
(Signature)		Contracting Officer, GSA NC	CR.PBS (Official Title)

OSA FORM 276

CONTRAL CORMAND ADMINISTRATION			
GENERAL SERVICES ADMINISTRATION	SUPPLEMENTAL AGREEMEN		DATE 12/10/04
PUBLIC BUILDINGS SERVICE		No. 21	12/10/04
SUPPLEMENTAL LEASE AGREEMENT	TO LEASE NO.	GS-11B-30126	
ADDRESS OF PREMISES	301 N Stonestreet Avenue		
	Rockville, MD 20850-165	6	
THIS AGREEMENT, made and entered into this date	by and between	301 N Stone Street LL	.C
whose address is:	c/o The Stephen A. Goldb	erg Company	
	1615 M Street, NW, Suite	#850	
	Washington, DC 20036		
Hereinafter called the Lessor, and the UNITED STATES OF A	MERICA, hereinafter called the C	Government:	
WHEREAS, the parties hereto desire to amend the abov	e Lease.		
<u>}</u>			
NOW THEREFORE, these parties for the consideration	s hereinafter covenant and ag	ree that the said lease is	
hereby amended effective October 24, 2004	as follows:		
Issued to reflect the annual operating cost escalat	ion provided for in the basi	ic lease agreement.	
Base (CPI-W-U.S. City Avg)	September	2003	181.10
Corresponding Index	September	2004	185.40
Base Operating Cost Per Lease			(b) (4)
% Increase in CPI-W			0.023743788
Annual Increase In Operating Cost			(b) (4)
Less Previous Escalation Paid			\$0.00
Annual Increase In Operating Cost Due Less	sor		(b) (4)
			
Effective October 24, 2004 , the annual rent is incr	eased by	(b) (4)	
The new annual rent is \$617,573.97	payable at the rate of	\$51,464.50 per	month.
The rent check shall be made payable to:			
	301 N Stone Street LLC		
	c/o The Stephen A. Goldbe		
	1615 M Street, NW, Suite	#850	
	Washington, DC 20036		
All other terms and conditions of the lease shall remain	n force and effect.		
TAT THE PROPERTY OF THE PROPER	5 est 1 1 .		
IN WITNESS WHEREOF, the parties subscribed their n	ames as of the above date.		
LESSOR: 301 N Stone Street LLC			
BY			
(Signature)		(Tit	:le)
IN THE PRESENCE OF			
(Signature)		(Add	ress)
	<u> </u>		
UNITED STATES OF AMERICA			
		a	
BT	Contracting Officer, G	SA. NCR. PBS. Metropolita	
(arfustona)			(Official Title)

GENERAL SERVICES ADMINISTRA	ATION	SUPPLEMENTAL AGREEMENT		DATE
PUBLIC BUILDINGS SERVICE			. 22	NOV 9 9 2005
SUPPLEMENTAL LRASE AGREEM	ENT	TO LEASE NO.	GS-11B-30126	110 7 1,1 0 2003
address of premises		301 N Stonestreet Avenu	16	
		Rockville, MD 20850		
THIS AGREEMENT, made an	d antarad into this data	hu and hatware 901 h	N. Stone Street,	LIC
IIIS AGREEMENT, made an	d entered into this date	by and between 501 i	1. Stone Street,	LLC
whose addresa is:		1615 M Street, NW		
		Washington, DC 20036		
		.		
Hereinaster called the Lessor, and	the UNITED STATES OF	AMERICA, hereinsfter called the Gov	ernment:	
		_		
WHEREAS, the parties hereto	desire to amend the abo	ve Lease.		
NOW THEREPORE Above to	dan far Abra arasida arata		43	. %
hereby amended effective	October 24, 2005	s hereinafter covenant and agree as follows:	that the said lease	18
mereby amended enective	October 24, 2000	aa tottows.		
Issued to reflect the annual	operating cost escalati	ion provided for in the basic le	ase agreement.	
Base (CPI-W-U.S.		Sept	2003	181.00
Corresponding I		Sept	2005	195.00
Base Operating ((b) (4)
% Increase in CP				0.077348066
	In Operating Cost			(b) (4)
Less Previous Es		No. 7		\$2,691.31
Annual Increase	In Operating Cost I	Jue Lessor		(b) (4)
Factive October 24, 2005	,the annual rent is i	nerossad hv	(b) (4)	
The new annual rent is	\$628,508.55	payable at the rate of		er month.
The rent check shall be made		p., 20 1110 1110 01	401,000.00 р	OI IIIOIIOI
*		301 N. Stone Street, LLC	}	
		1615 M Street, NW		
		Washington, DC 20086		
A 99 _ c1				
All other terms and conditions o	or the lease shall remain	in force and effect.		
IN WITNESS WHEREOF, the p	narties subscribed their	names as of the shove date		
LESSOR: 301 N. Stone Stre		interior as of the above thate.		
				
BY				
(Signature)				Title)
in the presence of				
451				
(Signature)		- 4	(A	ddress)
UNITED STATES OF AMERI	CA	-		
STATES OF AMERI	- CE			
(h) (6)				
BY		Contracting Officer.	GSA NCP PRG M.	reviand North SIV
(Signature)		SOMERCHUS VILLEY,	SORTHOUGH BOIMS	(Official Title)
				(Omeat Title)
<i>i</i>				

GENERAL SERVICES ADMINISTRATION	SUPPLEMENTAL AGREEMENT		DATE
Public Buildings Service	No.		DEC 21 1005
SUPPLEMENTAL LEASE AGREEMENT	TO LEASE NO.	GS-11B-30126	
address of premises	301 North Stonestreet Avenue 301 North Stonestreet Avenue Rockville, MD 20850		3.425 — 8.55 — 3.55 — 3.55 — 3.55 — 3.55 — 3.55 — 3.55 — 3.55 — 3.55 — 3.55 — 3.55 — 3.55 — 3.55 — 3.55 — 3.55
THIS AGREEMENT, made and entered	into this date by and between	301 North Stone Stree	at, LLC
whose address is:	1618 M Street, NW; Suite 850 Washington, DC 20036		
Hereinafter called the Lessor, and the UNITE	ED STATES OF AMERICA, hereinafter	called the Government:	
WHEREAS, the parties hereto desire to	amend the above Lease.		
NOW THEREFORE, these parties for the hereby amended as follows:	e considerations hereinafter covens	int and agree that the	said lease is
Issued to reflect annual real estate to	ax escalation provided for in the	basic lease agreeme	ent.
COMPARISON YEAR	2005	\$73,342.74	
BASE YEAR	2005 1993	\$73,342.74 \$68,488.07	
BASE I LAR	1955	\$00,700 _{,01}	
INCREASE		\$4,854.67	
PERCENTAGE OF GOVERNMENT	TOCCUPANCY	100.00%	
CENTENTIAL C. CO	OCCUPATO.	\$ to m, m =	
AMOUNT DUE TO LESSOR		\$4,854.67	
The Lessor is entitled to a one-time lump payable in arrears. This amount sha	· · ·	•	4,854.67
	one broad Chara Charact II C		
	801 North Stone Street, LLC		
	c/o The Stephen A. Goldberg Comp	pany	
2	1250 Connecticut Avenue, NW		
	Washington, DC 20036		
All other terms and conditions of the lead	se shall remain in force and effect.		
IN WITNESS WHEREOF, the parties su	abscribed their names as of the abo	ve date.	
LESSOR: 301 North Stone Street, LL			
BY			
(Signature)			(Title)
IN THE PRESENCE OF			
· · · · · · · · · · · · · · · · · · ·			
(Signature)		(Addr	ress)
UNITED STATES OF AMERICA	MARY L. HEWSON		
(b) (6)	CONTRACTING OFFICE	B	
ВУ		Contracting Officer.	GSA.NCR.PBS.NoVA
(Signature)			(Official Title)



BUPPLEMENTAL LEASE AGREEMENT	TO LEASE NO.	GS-11B-30126	
address of Premises	301 North Stonestreet Avenue		
	301 North Stonestreet Avenue		
!	Reckville, MD 20850		
THIS AGREEMENT, made and entere	d into this dute by and between	301 North Stone Street, LLC	
whose address is:	[616 M Street, NW; Suite 850		
l	Washington, DC 20036		
Hereinuter called the Lewor, and the UNIT	ED STATES OF AMERICA, hereined	let called the Government	
WHEREAS, the parties hereto desire to	amend the above Lease		
A CANADA TO THE PARTY OF THE PA			
NOW THEREFORE, these parties for t hereby amended as follows:	he considerations bereinafter cove	munt and agree that the said lease is	
nerroy amended ан touows:			
issued to reflect annual real estate	tur annulation provided for in	the busic laws assessment	
Invited to tellect allitual real extere	tax escapation provided for m	erte num temm akteement	
COMPARISON YEAR	2007	\$76,315.15	
BASE YEAR	2003	\$66,488.07	
INCREASE		\$7,827.08	
PERCENTAGE OF GOVERNME	NT OCCUPANCY	100 00%	
AMOUNT DUE TO LESSOR		\$7,827.08	
The Lessor is entitled to a une-time lup	n and numeral in the uncount of	\$7,827.08	
payable in arrears. This amount sh			
Trayson of our bein also canonic in	an or para with your near teat	****	
	301 North Stone Street, LL/2		
	c/o The Stephen A. Goldberg Co	трилу	
1	1250 Connecticut Avenue, NW		
	Washington, D. 20026		
Ĭ			
All other terms and conditions of the le	ase shall remain in force and effec	t.	
ł			
121 WITTIESS WHEREOF, the parture t		ove date	· -
LESSOR: 801 North Stone Street, Li	.c		
į			
l			
BY			
(Stghature)		(Title)	
IN THE PAREENCE OF			
The transfer of			
(Remature)		(Address)	
UNITED STATES OF AMERICA	. <u> </u>		
(b) (6)			
(0)			
BY		Contracting Officer, GSA.NCR.	
(Digitature)		(1	Official Title)

general services administration	SUPPLEMENTAL AGREEMENT		DAT NOV 1 5 2006		
Public Buildings service	No. 2		1/04 1 4 505		
Supplemental lease agreement		GS-11B-30126			
address of premises	801 N Stonestreet Avenue Rockville, MD 20850				
THIS AGREEMENT, made and entered into this date by	and between 301 N.	Stone Street, LLC			
whose address is:	1615 M Street, NW Washington, DC 20036				
Hereinafter called the Lessor, and the UNITED STATES OF AM	ERICA, hereinafter called the Govern	nment:			
WHEREAS, the parties hereto desire to amend the above Leaso.					
NOW THEREFORE, these parties for the considerations bereinafter covenant and agree that the said lease is hereby amended effective October 24, 2006 as follows:					
Issued to reflect the annual operating cost escalation	on provided for in the basic le	ase agreement.			
Base (CPI-W-U.S. City Avg) Corresponding Index Base Operating Cost Per Lease % Increase in CPI-W Annual Increase In Operating Cost Less Previous Escalation Paid Annual Increase In Operating Cost D Effective October 24, 2006 ,the annual rent is in- The new annual rent is \$625,588.20 The rent check shall be made payable to:		_	181.00 198.40 (b) (4) 0.096132597 (b) (4) \$8,563.27 (b) (4)		
All other terms and conditions of the lease shall remain in	Washington, DC 20036 a force and effect.				
IN WITNESS WHEREOF, the parties subscribed their na	ames as of the above date.				
LESSOR: 801 N. Stone Street, LLC					
(Signature)	•	(Title)			
in the presence of					
(Signature)		(Addre	na)		
UNITED STATES OF AMERICA					
BY (b) (6) (Signature)	Contracting Officer.	GSA,NCR,PBS,Maryl	and North SDT_ (Official Title)		

GENERAL SERVICES ADMINISTRATION	SUPPLEMENTAL AGREEMENT	•	DATE
PUBLIC BUILDINGS SERVICE	No.	26	
SUPPLEMENTAL LEASE AGREEMENT	TO LEASE NO.	GS-11B-30126	
ADDRESS OF PREMISES	301 N Stonestreet Avenu	Α	
	Rockville, MD 20850		
	20002 1110, 1110 20000		
THIS AGREEMENT, made and entered into this date by	201 N	. Stone Street, LLC	
THE ACCEPTANT, made and entered into this date by	and between 301 N	. Stone Street, LLC	
1			
whose address is:	1615 M Street, NW		
	Washington, DC 20036		
Hereinafter called the Lessor, and the UNITED STATES OF AM	ERICA, hereinafter called the Gove	ernment:	
WHEREAS, the parties hereto desire to amend the above	Lease.		
NOW THEREFORE, these parties for the considerations	nercinafter covenant and agree	that the said lease is	
hereby amended effective October 24, 2007	as follows:		
Issued to reflect the annual operating cost escalation	provided for in the basic lea	ise agreement.	
		-6.00-0110	
Base (CPI-W-U.S. City Avg)	Sept	2003	181.00
Corresponding Index	Sept	2007	203.89
Base Operating Cost Per Lease	Sept	2007	(b) (4)
% Increase in CPI-W			0.126458564
Annual Increase In Operating Cost			(b) (4)
Less Previous Escalation Paid			
			\$10,642.92
Annual Increase In Operating Cost Du	e Lessor		(b) (4)
Emerica Control of the control of th		(b) (1)	
Effective October 24, 2007 , the annual rent is inc	-	(D) (4)	_
The new annual rent is \$628,945.61	payable at the rate of	\$52,412.13 per me	onth.
The rent check shall be made payable to:			
	301 N. Stone Street, LLC		
	1615 M Street, NW		
	Washington, DC 20036		
All other terms and conditions of the lease shall remain in	force and effect.		
IN WITNESS WHEREOF, the parties subscribed their na	mes as of the above date.		
LESSOR: 301 N. Stone Street, LLC			
BY			
(Signature)	-	(Title)	
1 - 1 - 1 - 1		(23444)	
IN THE PRESENCE OF			
	-		
(Signature)		(Address)	
UNITED STATES OF AMERICA			
(h) (6)			
BY	Contract	ing Officer, GSA.NCR.P	<u>BS</u>
(Signature)			(Official Title)

GENERAL SERVICES ADMINISTRATION	SUPPLEMENTAL AGREEMENT	**	DATE	1171	0.5	0010
PUBLIC BUILDINGS SERVICE		o. 30		JUL	21	20:0
SUPPLEMENTAL LEASE AGREEMENT	TO LEASE NO.	GS-11B-30126	11.00	5.14		
ADDRESS OF PREMISES	301 N. Stonestreet	**				
	Rockville, MD 20850-16	56				
THIS AGREEMENT, made and entered into this date by	y and between 301	N. Stonestreet LLC				
whose address is:	1615 M St NW Washington, DC 20036					
	Washington, DC 20036					
Hereinafter called the Lessor, and the UNITED STATES OF AM	IERICA, hereinafter called the Go	overnment.				
WHEREAS, the parties hereto desire to amend the above	Lease.					
NOW THEREFORE, these parties for the considerations	_	e that the said lease is				
hereby amended effective October 24, 2009	as follows:					
	n manadard fan in dha beeste i					
Issued to reflect the annual operating cost escalation	n provided for in the basic i	ease agreement.				
Base (CPI-W-U.S. City Avg)	Sept	2003		181.00	1	
Corresponding Index	Sept	2009	9	11.322		
Base Operating Cost Per Lease			(b) (4)		
% Increase in CPI-W			0.167	524862		
Annual Increase In Operating Cost			(b) (4	-)		
Less Previous Escalation Paid			\$20,	756.75		
Annual Decrease In Operating Cost D	ue Lessor		(b)	(4)		
			()	(-)		
Effective October 24, 2009 , the annual rent is de		(b) (4)				
The new annual rent is \$633,492.09	payable at the rate of	\$52,791.01 per m	onth.			
The rent check shall be made payable to:						
	301 N. Stonestreet LLC					
	1615 M St NW					
	Washington, DC 20036					
i All other terms and conditions of the lease shall remain is	n force and affect					
and some service and conditions or one mast shall famalif it	s seems make transfer					
IN WITNESS WHEREOF, the parties subscribed their na	ames as of the above date.					
LESSOR: 301 N. Stonestreet LLC						
ву	_				-	
(Signature)		(Title)				
in the presence of						

GENERAL SERVICES ADMINISTRATION	SUPPLEMENTAL AGREEMENT	91	DATE	AUG	- 5	2010
Public Buildings Service	No.	GS-11B-30126				
SUPPLEMENTAL LEASE AGREEMENT	TO LEASE NO.	02-110-20110				
address of Premises	301 North Stonestreet Avenue 301 North Stonestreet Avenue					
	Rockville, MD 20850					
7110 LOODING 1		PA 1 N 1 1 P 1 1 P 1	110			
THIS AGREEMENT, made and entered	into this date by and between	301 North Stone Street,	LLC			
	1014 14 0 1011 0 0-0					
whose address is:	1615 M Street, NW; Suite 850					
	Washington, DC 20036					
Hereinafter called the Lessor, and the UNIT	TO OPITOR OF INFINAL LINES	selled the Component				
trateaumitma, circles rue resinol, siled the Chalf	ED STATES OF AMERICA, Referringer	Called the Coverament				
WHEREAS, the parties hereto desire to	amend the shove Lease					
**************************************	enmile the great Least,					
NOW THEREFORE, these parties for the	se considerations beggins for cover	ant and agree that the es	d lesse is			
hereby amended as follows:	se commendation services cover	ent eng after river the su	NA TORNE TO			
LECTO AMENDEL AS IDUOMS:						
Issued to reflect annual real estate t	ay escalation provided for in the	e hasic longo agreement	100			
ovenew or thistic motowns self comme of		rum ngawamen				
COMPARISON YEAR	2009	\$79,068.08				
BASE YEAR	2003	368,488.07				

INCREASE		\$10,580.01				
PERCENTAGE OF GOVERNMEN	T OCCUPANCY	100.00%				
AMOUNT DUE TO LESSOR		\$10,580.01				
The Lessor is entitled to a one-time lum	p aum payment in the amount of	\$10,	680.01			
payable in arrears. This amount sha	ll be paid with your next rent c	heck:			3.5	
	301 North Stone Street, LLC					
	c'o The Stephen A. Goldberg Com	ipany				
1	1250 Connecticut Avenue, NW					
	Washington, DC 20036					
	-					
All other terms and conditions of the lea	se shall remain in force and effect.					
IN WITNESS WHEREOF, the parties a	ubscribed their names as of the abo	ve date.				
LESSOR: 301 North Stone Street, LL	C					
BY			_			
(Signature)	-		litte)			
7/4						
IN THE PRESENCE OF						
	-					

GENERAL SERVICES ADMINISTRATION	SUPPLEMENTAL AGREEMENT		PATE FEB - 9 2011
Public Buildings Service		. 31 Revised	0
SUPPLEMENTAL LEASE AGREEMENT	TO LEASE NO.	G8-11B-30126	
Address of Premises	301 North Stonestreet Avenue 301 North Stonestreet Avenue	9	
	Rockville, MD 20850		
THIS AGREEMENT, made and entere	ed into this date by and between	301 North Stone Street, LLA	3
whose address is:	7220 Wisconsin Ave, Suite 200		
	Bethesda, MD 20814-4812		0
			6
Hereinafter called the Lessor, and the UNIT	FED STATES OF AMERICA, hereinafte	er called the Government:	
WHEREAS, the parties hereto desire t	o amend the above Lease.		A
NOW WITH THE PROPERTY OF THE P			· · ·
NOW THEREFORE, these parties for the hereby amended as follows:	the considerations bereinafter cover	nant and agree that the said i	ease 18
Issued to reflect annual real estate	tax escalation provided for in th	e basic lease agreement.	
COMPARISON YEAR	2009	\$72,274.17	
BASE YEAR	2003	\$68,488.07	
MACRE AUT		PO 700 44	
INCREABE PERCENTAGE OF GOVERNME	NT OCCUPANCY	\$3,786.11 100.00%	
· ····································	III TOURNING	120.00	
AMOUNT DUE TO LESSOR		\$3,785.11	
AMOUNT PAID UNDER SLA 29		\$10,580.01	
AMOUNT DUE BACK TO THE G	OVERNMENT	(\$6,793.91)	
The Commence to restrict as I are at	luma aug man t !- d	_4_# /## FAA	0() ⁸
The Government is entitled to a one-tic payable in arrears. This amount sh	me rump sum payment in the amou: all be withhold from your next re	nt of (\$6,793. ent check:	
	301 North Stone Street, LLC		
	c/o The Stephen A. Goldberg Cor	nnenv	
	•	-pus	
	1250 Connecticut Avenue, NW		
	Bethesda, MD 20814-4812		
All other terms and conditions of the Is	ease shall remain in force and effect	- 12	
IN HERMOOCHEDANADAL.			
IN WITNESS WHEREOF, the parties : LESSOR: 301 North Stone Street, L.		ove date.	
remove out Mottle Stone Street, I		£3	
ву			
(Signature)		(Title)	
IN SIZE BODODNOS AD			
in the presence op			
(Signature)		(Addres	n)
UNITED STATES OF AMERICA			
(0)(6)			P.
BY	-27	Contracting Officer, GSA,	
(agina)		(Official 1	(itle)
			4

GENERAL SERVICES ADMINISTRATION	SUPP	LEMENTAL AGREEN	MENT	DATE
PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMEN	·r	NO. 32		October 07, 2010
SUPPLEMENTAL LEASE AGREEMANT.				<u></u>
	TOL	EASE NO.		
		GS-11B-30	126	
	AD 20850-1656			
THIS AGREEMENT, made and entered into this date by	and between			
	ne St, LLC			
	onsin Ave., Sui	te 200		
Bethesda,	MD 20814			
hereinafter called the Lessor, and the UNITED STATES (OF AMERICA, he	scinaster called the	Government	ıt:
WHEREAS, the parties hereto desire to amend the above	Lease.			
NOW THEREFORE, these parties for the considerations effective October 1, 2010, as		ned covenant and a	igree that the	e said Lease is amended,
tillingy court i, iii	, tono			
This Supplemental Lease Agreement reflect	ts the followin	g lessor/payer	e address	change:
LESSOR'S OLD ADDRESS		<u>LESSOR'S NE</u> 7220 Wisconsin		
1615 M Street, N.W., Suite 850 Washington, DC 20036-3209	_	7220 Wisconsin Bethesda, MD 20		
Washington, DC 20030-3203	•	Jeinesda, MD 2.	001777014	2
PAYEE'S OLD ADDRESS		PAYEE'S NEW	V ADDRES	es e
1615 M Street, N.W., Suite 850	7	220 Wisconsin /		
Washington, DC 20036-3209		Bethesda, MD 20		
-				
			(4)	
All other terms and conditions of the lease shall remain in	n force and effect.	-2.		
IN WITNESS WHEREOF, the parties subscribed their na	on of the abo			
IN WITNESS WITERCOF, the parties subscribed their ha	Mes as or the and	e date.		
LESSOR;				
(h) (6)				
		EVP		
(P)		E		APPENDED N
(Signature)				(Title)
IN THE PRESENCE OF (witnessed by:)				
(b) (c)				
(O)(O)	724	D WISCONSIN	AVE BE	ETHESON, MY 28814
(Signature)				(Address)
				(commence)
UNITED STATES OF AMERICA				
(b) (6)				
(Signature)			cting Officer ICR, PBS, RE	. n
(Official Title)				2

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	NO. 32	OCT 0 7 2010	ļ
SUPPLEMENTAL LEASE AGREEMENT			
	TO LEASE NO.		1
	GS-11B-30126		
ADDRESS OF PREMISES 301 N. Stonestreet Rockville, MD 20850	0-1656		
THIS AGREEMENT, made and entered into this date by and betwe whose address is: 7220 Wisconsin Av	en 301 N Stone St LLC re Suite 200 Bethesda, Md 208	14	
hereinafter called the Lessor, and the UNITED STATES OF AMER WHEREAS, the parties hereto desire to amend the above Lease. NOW THEREFORE, these parties for the considerations hereinafte effective October 1, 2010, as follows:	r mentioned covenant and agree that th		
This Supplemental Lease Agreement reflects the fo	ollowing lessor/payee address	s change:	
LESSOR'S OLD ADDRESS 1615 M Street N.W. Suite 850 Washington DC 20036	LESSOR'S NEW ADDRESS 7220 Wisconsin Ave Suite Bethesda, Md. 20814		
All other terms and conditions of the lease shall remain in force and	i effect.		
IN WITNESS WHEREOF, the parties subscribed their names as of	the above date.		
IN THE PRESENCE OF (witnessed by:)	TRIASINER	(Title)	
(Signature)	7200 WISCOMSIN AVE S	(Address)	ma 3 081
UNITED STATES OF AMERICA (b) (6)			
(Signature)	Contracting Officer GSA_NCR_PBS_RE (Official Title)	ED.	

GSA DC 68-1176

CENERAL SERVICES ADMINISTRATION	SUPPLEMENTAL AGREEMEN	r	PATE NOV - 4	2010
Public Butildings service		No. 33	IIOV -	+ ZUIU
Supplemental lease agreement	TO LEASE NO.	G8-11B-30128		
address of premises	301 N. Stonestreet			
	Rockville, MD 20850-1	i 656		
THIS AGREEMENT, made and entered into this	date by and between 36	01 N. Stonestreet LLC		
whose address is;	7220 Wisconsin Ave S	uite 200		
0.400	Bethesda, MD 20814			1
Hereinafter called the Lessor, and the UNITED STATES (OF AMERICA, hereinafter called the G	lovernment:		
WHEREAS, the parties hereto desire to amend the	above Lease.			
NOW THEREFORE, these parties for the considers	ations hereinafter covenant and a	gree that the said lease is		
hereby amended effective October 24, 2010				
Issued to reflect the annual operating cost esca	alation provided for in the basic	: lease agreement.		
Base (CPI-W-U.S. City Avg)	Sept	2003	181.00	
Corresponding Index	Sept	2010	214.806	
Base Operating Cost Per Lease			(b) (4)	
% Increase in CPI-W			0.18401105	
Annual Increase In Operating Co	et		(b) (4)	
Less Previous Escalation Paid			\$18,546.81	1
Annual Increase In Operating Co	st Due Lessor		(D) (4)	
Effective October 24, 2010 , the annual rent	_	(b) (4)		
The new annual rent is \$635,317.29	payable at the rate of	\$52,943.11 per m	ionth.	10.0
The rent check shall be made payable to:				
<u> </u>	301 N. Stonestreet LL	~		
	7220 Wisconsin Ave St Bethesda, MD 20814	11te 200		
5 2	•			
All other terms and conditions of the lease shall ren	nain in force and effect.			3
IN WITNESS WHEREOF, the parties subscribed th	heir names as of the above date.	li li		
LESSOR: 301 N. Stonestreet LLC				
ву	<u></u>	·		
(Signature)	()	(Title)		
in the presence op				
	**	*		
(Signature)		(4.4.1-	-1	
(Lighteen C)		(Address		
UNITED STATES OF AMERICA				
(b) (6)	* **			
		Contracting Officer,	GSA, NCR. PRS	27
(Signature)		(Official T		
- 10		\	=	

GBA FORM 276

GENERAL SERVICES ADMINISTRATION	SUPPLEMENTAL AGREEMENT	DATE FEB 0 0 0011	
Public Buildings Service	No. 34		FEB 2 3 2011
SUPPLEMENTAL LEASE AGREEMENT	TO LEASE NO.	GS-11B-30126	***
address of premises	301 North Stonestreet Avenue		
	301 North Stonestreet Avenue		
THE ACRES (TAXA)	Rockville, MD 20850	000 31 01 01 01 01	
THIS AGREEMENT, made and entered	I into this date by and between	301 North Stone Street, LLC	
whose address is:	7220 Wisconsin Ave, Suite 200		
whose squiess is.	Bethesda, MD 20814-4812		
312	Democrat 1.17 22011.4012		X
Hereinaster called the Lessor, and the UNIT	ED STATES OF AMERICA, hereinaft	er called the Government:	
WHEREAS, the parties hereto desire to	amend the above Lease.		
NOW THEREFORE, these parties for the	ne considerations bereinafter cove	nant and agree that the said lease	is
hereby amended as follows:			
<u>.</u>			
Issued to reflect annual real estate t	ax escalation provided for in t	be basic lease agreement.	
COMPARISON YEAR BASE YEAR	2010 2003	\$61,700.00 \$68,488.07	
BASE TEAR	2003	300,700.07	102
INCREASE		(\$6,788.07)	
PERCENTAGE OF GOVERNMEN	T OCCUPANCY	100.00%	
27			
AMOUNT DUE TO GOVERNMEN	т	(\$6,788.07)	
(0			
The Government is entitled to a one-tim			
payable in arrears. This amount sha	all be withhold from your next	rent check:	
2	201 March Stone Stone 11 C		
	301 North Stone Street, LLC c/o The Stephen A. Goldberg Co	magay	
	1250 Connecticut Avenue, NW	mpay	
	Betheada, MD 20814-4812		
	Decision, IND 20011-1012		
All other terms and conditions of the lea	ase shall remain in force and effec	t.	
IN WITNESS WHEREOF, the parties a	ubscribed their names as of the a	bove date.	
LESSOR: 301 North Stone Street, LI	.C		
ву 📜			
(Signature)		(Title)	
in the presence of			
		3	
(Signature)	-	(Address)	
(Signature)		V	
UNITED STATES OF AMERICA			
	-		
BY		Contracting Officer, GSA, NCI	
Signature)		(Official Title))
4			

GBA FORM 278

GENERAL SERVICES ADMINISTRATION	SUPPLEMENTAL AGREEMENT	n	Taxan -	
PUBLIC BUILDINGS SERVICE		r Vo. 35	DATE JAN 5	2012
SUPPLEMENTAL LEASE AGREEMENT	TO LEASE NO.	GS-11B-30126		7.012
ADDRESS OF PREMISES	301 N. Stonestreet	0/2-110-00120		_
The statement of a secure symmetry	Rockville, MD 20850-16	are		
	HOURTHO, NAME EVOLE 2.	700		
THIS AGREEMENT, made and entered into this date	hv and between 30	1 N. Stonestreet LLC		
	.,	111101011011011011		
whose address is:	7220 Wisconsin Ave Su	ite 200		
	Bethesda, MD 20814			
	,			
Hereinaster called the Lessor, and the UNITED STATES OF A	MERICA, hereinafter called the G	overnment:		
WHEREAS, the parties hereto desire to amend the above	e Lease.			
NOW THEREFORE, these parties for the considerations		se that the said lease is		
hereby amended effective October 24, 2011	as follows:			
Issued to reflect the annual operating cost escalation	on provided for in the basic i	lease agreement.		
Base (CPI-W-U.S. City Avg)	Sept	2003	201.00	
Corresponding Index	Sept	2003	181.00 223.688	
Base Operating Cost Per Lease	Cept	2011	(b) (4)	
% Increase in CPI-W			0.235845304	
Annual Increase In Operating Cost			(b) (4)	
Less Previous Escalation Paid			\$20,372.01	
Annual Increase In Operating Cost D	ue Lessor		(b) (4)	12.
	No Modova			
Effective October 24, 2011 ,the annual rent is in	icreased by	(b) (4)		
The new annual rent is \$641,055.91	payable at the rate of	\$53,421.33 per m	ionth	
The rent check shall be made payable to:	F-7	**************************************	V11541,	
	301 N. Stonestreet LLC			
	7220 Wisconsin Ave Sui	ite 200		
	Bethesda, MD 20814			
All other terms and conditions of the lease shall remain i	n force and effect.			
IN WITNESS WHEREOF, the parties subscribed their n	ames as of the above date.			
LESSOR: 301 N. Stonestreet LLC				
BY (E:	-			
(Signature)		(Title)		
its with anabersive ve				
in the presence of				
(Signature)	-	(1.11		
(Gigmonta)		(Address))	
UNITED STATES OF AMERICA				
$_{\text{BY}}$ (b) (6)		Contracting Officer, (DEA NICE DEC	
	-	(Official Ti		
		(Oniciai 1)	tie)	

General Services administration	Supplemental agreement		DATE DECEMBER 1 10 1010
Public Buildings Service	· · · · · · · · · · · · · · · · · · ·	. 87	DEC 3 2012
Supplemental lease agreement	TO LEASE NO.	GS-11B-30126	
address of premises	301 N. Stonestreet	***	
	Rockville, MD 20850-168	טט	
THIS AGREEMENT, made and entered into this date by	and between 801	N. Stonestreet LLC	
, , , , , , , , , , , , , , , , , , , ,	,	000.10001.000	
whose address is:	7220 Wisconsin Ave Suit	te 200	
	Bethesda, MD 20814		
II	PROTOL 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	-	
Heroinafter called the Lessor, and the UNITED STATES OF AM	iskica, hereinalter called the Gov	vernnient:	
WHEREAS, the parties hereto desire to amend the above	Lease.		
NOW THEREFORE, these parties for the considerations I		that the said lease is	
hereby amended effective October 24, 2012	as follows:		
Issued to reflect the annual operating cost escalation	provided for in the basic le	ase agreement.	
: %4-	· Ive i man or in the annual		
Base (CPI-W-U.S. City Avg)	Sept	2003	181.00
Corresponding Indox	Sept	2012	228.184
Base Operating Cost Per Lease			(b) (4)
% Increase in CPI-W Annual Increase In Operating Cost			V.20V000U00
Less Previous Escalation Paid			\$26,110.63
Annual Increase In Operating Cost Du	e Lessor		(b) (1)
	*		(D) (4)
Effective October 24, 2012 ,the annual rent is inc	_	(b) (4)	
The new annual rent is \$643,805.94	payable at the rate of	\$53,650.49 per mo	onth.
The rent check shall be made payable to:	801 N. Stonestreet LLC		
	7220 Wisconsin Ave Suit	a 200	
	Bethesda, MD 20814	0 200	
All other terms and conditions of the lease shall remain in	force and effect.		
NI NEW PRO NEED POR A A A A A A A A A A A A A A A A A A A			
IN WITNESS WHEREOF, the parties subscribed their nat LESSOR: 301 N. Stonestreet LLC	mes as of the above date.		
LESSOR: 301 N. Stonestreet LLC			
BY			
(Signature)	•	(Title)	
IN THE PRESENCE OF			
(Signature)		(1.11)	
(college and)		(Address)	
UNITED STATES OF AMERICA			
(b) (c)			
(D)(O)			
BY		Contracting Officer, G	
(Signature)		(Official Tit	lo)

General Services administration	Supplemental agreement		DATE APR 1 5 2013
PUBLIC BUILDINGS SERVICE		o. 38	APR 1 5 2013
SUPPLEMENTAL LEASE AGREEMENT	TO LEASE NO.	GS-11B-80126	<u></u>
Address of Premises	301 North Stonestreet Avenue 301 North Stonestreet Avenue		
81	Rockville, MD 20850		
THIS AGREEMENT, made and entered		301 North Stone Street, LLC	
a control of the state of the s	I HIM THIS MALE OF BILL WOLLDON	OUT MOLLE GEORG DITECT TITO	
whose address is:	7220 Wisconsin Ave, Suite 200 Botheada, MD 20814-4812		
Hereinafter called the Lessor, and the UNITE		er called the Government:	
WHEREAS, the parties heroto desire to a	amend the above Lease.		
NOW THEREFORE, these parties for the hereby amended as follows:			ase is
Issued to reflect annual real estate to	ax escalation provided for in the	ne basic lease agreement.	
COMPARISON YEAR	2012	PC4.004.95	
BASE YEAR	2012	\$51,884,38 \$68,488,07	
	****	4001400401	
INCREASE		(\$16,603,69)	
PERCENTAGE OF GOVERNMENT	OCCUPANCY	100,00%	
AMOUNT DUE TO GOVERNMENT		(\$16,603,69)	
71. (•	
The Govornment is ontitled to a one-time payable in arrears. This amount shall	lump sum payment in the amou l be withhold from your next r	nt of (\$16,603.6 9 ent check:))
8	301 North Stone Street, LLC		
•	7220 Wisconsin Ave, Suite 200		
	Bethesda, MD 20814-4812		
All other terms and conditions of the lease	a shall rumain in force and effect		
N WITNESS WHEREOF, the parties aub ESSOR: 301 North Stone Street, LLC		ove date.	
was a state of the office of t			
Y			
(Signature)	•	(Title)	
n the presence op			
10/			
Signature)		(econbbA)	
NITED STATES OF AMERICA		<u> </u>	
(b) (6)			11
y (C)	_	Contracting Officer, GSA,NC	R,PBS
(Signature)		(Official Title)	

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT ADDRESS OF PREMISES 301 STONESTREET AVE ROCKVILLE, MD 20850 LEASE AMENDMENT No. 39 TO LEASE NO. GS-11B-30126 PDN Number:

THIS AMENDMENT is made and entered into between: 301 N. Stone Street LLC

whose address is:

c/o The Stephen A. Goldberg Company, 7220 Wisconsin Ave, NW, Suite 200

Bethesda, Md. 20814

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease.

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective upon execution by the Government, as follows:

- A. Use of the GSA FORM 276, Supplemental Lease Agreement has been discontinued. All references in the lease to "GSA Form 276" or to "Supplemental Lease Agreement" shall be now hereby construed to mean "Lease Amendment."
- B. The Lease Amendment (LA) is issued to reflect an extension of the Lease as follows:
 - 1. Effective October 24, 2013, the Lease is hereby extended for a period of 26 months ending on December 23, 2015.
 - 2. The total annual rent for the extension period shall be \$789,966.60 (\$16.35 BRSF), payable at a monthly rate of \$65,830.55.
 - 3. The shell rental rate shall escalate 3% annually beginning on the anniversary date of the lease extension.
 - 4. The new base year for operating costs shall be (b) (4) New total Net of Electric and Gas. The Government shall continue to pay operating cost adjustments in accordance with Paragraph #19 of the Lease.

FOR THE GOVERNMENT:

This Lease Amendment contains (2) pages.

FOR THE LESSOR:

All other terms and conditions of the lease shall remain in force and effect. IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

Signature: Signature: Name: JULY I HOCKMAN Name: PHELAN TAMES Title: MANAGUR Title: Lease Contracting Officer **Entity Name:** 301 Stone Street LLC GSA, Public Buildings Service, Date: Date:

WITNESSED FOR THE LESSOR BY:

10

Lease Amendment Form 12/12

- 5. The new real estate tax base shall be \$51,864.38 (1.07 BRSF). The Government shall continue to pay real estate cost adjustments in accordance with Paragraph #18 of the Lease.
- 6. The percentage of occupancy in the building shall be 100% (48,316 BRSF / 48,316 BRSF)
- C. As of November 6, 2003, the Tenant Improvement Allowance (TIA) has been exhausted.
- D. The Government shall accept and continue to occupy the Premises in its "as-is" condition and the Lessor shall have no obligation to make any structural or other improvements in or to any part of the Premises in preparation for the Government's extended occupancy. However, the acceptance of the Premises "as-is" shall not relieve the Lessor from future alterations, repairs, maintenance, replacements or other obligations set forth in the Solicitation For Offers (SFO).
- E. This document will not constitute an obligation until the date of execution by the Government, which execution shall be within thirty (30) days of the Government's receipt of the SLA executed by the Lessor. Therefore, while payments may be made retroactively, no monies whatsoever are due until thirty (30) days after the date of execution by the Government. Any amount due will not accrue interest until that time.

INITIALS:

LESSOR

&

Lease Amendment Form 12/12

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT ADDRESS OF PREMISES 301 STONESTREET AVE ROCKVILLE, MD 20850 LEASE AMENDMENT No. 39 TO LEASE NO. GS-11B-30126 PDN Number:

THIS AMENDMENT is made and entered into between: 301 N. Stone Street LLC

whose address is:

c/o The Stephen A. Goldberg Company, 7220 Wisconsin Ave, NW, Suite 200

Bethesda, Md. 20814

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease.

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective upon execution by the Government, as follows:

- A. Use of the GSA FORM 276, Supplemental Lease Agreement has been discontinued. All references in the lease to "GSA Form 276" or to "Supplemental Lease Agreement" shall be now hereby construed to mean "Lease Amendment."
- B. The Lease Amendment (LA) is issued to reflect an extension of the Lease as follows:
 - 1. Effective October 24, 2013, the Lease is hereby extended for a period of 26 months ending on December 23, 2015.
 - 2. The total annual rent for the extension period shall be \$789,966.60 (\$16.35 BRSF), payable at a monthly rate of \$65,830.55.
 - 3. The shell rental rate shall escalate 3% annually beginning on the anniversary date of the lease extension.
 - 4. The new base year for operating costs shall be (b) (4) New York Net of Electric and Gas. The Government shall continue to pay operating cost adjustments in accordance with Paragraph #19 of the Lease.

Date:

This Lease Amendment contains (2) pages.

All other terms and conditions of the lease shall remain in force and effect. IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

FOR THE LESSOR:

Signature:
Name:
Title:
Entity Name:

301 N. Stone Street LLC

| V/S/13

FOR THE GOVERNMENT:

Signature:

Name: TAMES PHELAN

Title: Lease Contracting Officer
GSA, Public Buildings Service,

WITNESSED FOR THE LESSOR BY:

Signature: Name: Title:

Date:

(D) (O) — FERENCE TO SP (NE SEEK) — MANGER (S) 2013

3

Lease Amendment Form 12/1;

- 5. The new real estate tax base shall be \$51,864.38 (1.07 BRSF). The Government shall continue to pay real estate cost adjustments in accordance with Paragraph #18 of the Lease.
- 6. The percentage of occupancy in the building shall be 100% (48,316 BRSF / 48,316 BRSF)
- C. As of November 6, 2003, the Tenant Improvement Allowance (TIA) has been exhausted.
- D. The Government shall accept and continue to occupy the Premises in its "as-is" condition and the Lessor shall have no obligation to make any structural or other improvements in or to any part of the Premises in preparation for the Government's extended occupancy. However, the acceptance of the Premises "as-is" shall not relieve the Lessor from future alterations, repairs, maintenance, replacements or other obligations set forth in the Solicitation For Offers (SFO).
- E. This document will not constitute an obligation until the date of execution by the Government, which execution shall be within thirty (30) days of the Government's receipt of the SLA executed by the Lessor. Therefore, while payments may be made retroactively, no monies whatsoever are due until thirty (30) days after the date of execution by the Government. Any amount due will not accrue interest until that time.

INITIALS:

LESSOR

8

Lease Amendment Form 12/12

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 40
LEASE AMENDMENT ADDRESS OF PREMISES	TO LEASE NO. GS-11B-30126 PDN Number:
301 STONESTREET AVE ROCKVILLE, MD 20850	· Dia laminol.

THIS AMENDMENT is made and entered into between: 301 N. Stone Street LLC

whose address is:

c/o The Stephen A. Goldberg Company,

1615 M Street, NW, Sulte 850 Washington, DC 20036

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease.

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective upon execution by the Government, as follows:

- A. Use of the GSA FORM 276, Supplemental Lease Agreement has been discontinued. All references in the lease to "GSA Form 276" or to "Supplemental Lease Agreement" shall be now hereby construed to mean "Lease Amendment.
- B. Section (B)(5-6) of the Lease Amendment (LA) #39 is hereby deleted and replaced with the following:
 - 5. The new base year for operating costs is 2013 and the new operating base is (b) (4) Net of Electric and Gas. The Government shall continue to pay operating cost adjustments in accordance with Paragraph #19 of the Lease.
 - The new real estate tax base shall be \$51,884.38 (1.07 BRSF). The Government shall continue to pay real estate cost adjustments in accordance with Paragraph #18 of the Lease.

FOR THE GOVERNMENT:

C. This document will not constitute an obligation until the date of execution by the Government, which execution shall be within thirty (30) days of the Government's receipt of the SLA executed by the Lessor. Therefore, while payments

This Lease Amendment contains {1} pages.

All other terms and conditions of the lease shall remain in force and effect. IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

FOR THE LESSOR:

Signature:

Name:

Title:

Entity Name:

Date:

Signature:

Signature:

Name:

Michele Paints

Title:

Lease Contracting Officer

GSA, Public Buildings Service,

Date:

Date:

Date:

Signature:

Name:

Michele Paints

Title:

Lease Contracting Officer

GSA, Public Buildings Service,

Date:

2/11/2014

WITNESSED FOR THE LESSOR BY:

ې.

GENERAL SERVICES ADMINISTRATION	LEASE AMENDMENT NUMBER		40
PUBLIC BUILDINGS SERVICE	TO LEASE NUMBER		GS-11B-30126
LEASE AMENDMENT	PDN NUMBER		NA NA
ADDRESS OF PREMISES 301 N. Stonestreet Avenue 301 N. Stonestreet Avenue Rockville, MD 20850-1658			
THIS AMENDMENT is made and entere	d into between	301 N. S	tone Street LLC
whose address is:		4	
		N. Stone S	Street LLC ve., Suite 200
			20814-4812
hereinafter called the Lessor, and the UNIT	ED STATES OF AMERICA	A, hereinaf	ter called the Government:
WHEREAS, the parties hereto desire to amend			
NOW THEREFORE, these parties for the consid		t and agree	that the said lease is
hereby amended as follows:			
A. Issued to reflect the annual real estate ta	x escalation provided for	in the bask	clease agreement, as follows;
COMPARISON YEAR	2013		\$53,215.46
BASE YEAR	2003		\$68,488.07
DECREASE Government Share			(\$15,272.61) 100.00%
Amount Due for Current Year			(\$15,272.61)
B. Therefore the Government is entitled to a This amount shall be deducted from the Les			
This Lease Amendment contains one page.			
All other terms and conditions of the lease si	hall remain in force and ef	fect.	
N WITNESS WHEREOF, the parties subsc	ribed their names as of the	e above da	te.
FOR THE LESSOR:	* 1 Table	FOR TI	E GOVERNMENT:
Signature:		Signature	(b) (6)
Name:		Name:	ROBERT FEPERICO
Title:	10 m	Title:	Lease Contracting Officer
Entity Name:	<u> </u>		GSA, Public Buildings Service
Date:		Date:	9/16/14
WITNESSED FOR THE LESSOR BY:			
Signature:	11		
Name:			
Title:			
Date:			

GENERAL SERVICES ADMINISTRATION	LEASE AMENDMENT	NUMBER Revised 40
PUBLIC BUILDINGS SERVICE		
LEASE AMENDMENT	PDN NUMBER	NA 2
ADDRESS OF PREMISES 301 N. Stonestreet Avenue 301 N. Stonestreet Avenue Rockville, MD 20850-1658		
THIS AMENDMENT is made and entered whose address is:	Into between	301 N. Stone Street LLC
	7220 W	N. Stone Street LLC //sconsin Ave., Suite 200 esde, MD 20814-4812
hereinafter called the Lessor, and the UNITE	D STATES OF AMERICA	, hereinafter called the Government:
WHEREAS, the parties hereto desire to smend	the above Lease.	
'NOW THEREFORE, these parties for the conside 'hereby amended as follows:	rations hereinafter covenant	and agree that the said lease is
A. Issued to reflect the revised annual real e	state tax escalation provi	ded for in the basic lease agreement, as follows:
COMPARISON YEAR BASE YEAR	2013 2003	\$53,215.46 \$88,488.07
DECREASE Government Share Amount Due for Current Year Government Share Amount due from 01/01/2013 - 1 Amount paid under LA 40 Amount due back to Lessor Amount due from 10/24/2013 - 1 Amount Due for Current Year B. Therefore the Lessor is entitled to a one-	2/31/2013	(\$15,272.81)
All other terms and conditions of the lease sh	nall remain in force and ef	fact.
IN WITNESS WHEREOF, the parties subscri	ibed their names as of the	e above date.
FOR THE LESSOR:	Mary Control	FOR THE GOVE
Signature;		Signatu (b) (6)
Name:		Name: Glann Haracy
Title:		Title: Lesse Contracting Officer
Entity Name:		GSA, Public Buildings Service
Date:		Date: 8-13-15
WITNESSED FOR THE LESSOR BY:		C100000
Signature:		
Name:		
Title:		

GENERAL SERVICES ADMINISTRATION	LEASE A	MENDMENT NUMBER		40
PUBLIC BUILDINGS SERVICE		E NUMBER		B-30126
LEASE AMENDMENT	PDN NUN			NA
 	DDRESS OF I			
 30)1 N. Stonestr ockville, MD 2	eet Avenue		
THIS AMENDMENT is made and entered into between		Street LLC	5	
whose address is:				
14		consin Ave., Suite 200 i, MD 20814-4812		
hereinafter called the Lessor, and the UNITED ST	ATES OF A	MERICA, hereinafter ca	illed the Governm	ent:
WHEREAS, the parties hereto desire to amend t	he above Le	ase.		
NOW THEREFORE, these parties for good and value hereby acknowledged, covenant, and agree that the		•	*	nich is
Current Information: Annual Rent Operating Cost				\$789,966.60 (b) (4)
A. Issued to reflect a CPI escalation, as follows:				
Base (CPI-W-U.S. City Avg) Corresponding Index Base Operating Cost Per Lease % Increase in CPI-W Annual Increase In Operating Cost Less Previous Escalation Paid	Sept Sept	2012 2013	230 (b) (4) 0,010 (b) (4)	311854
Annual Increase in Operating Cost Due Lessor New Information	The Desirence	A STATE OF THE STA	\$0 (b) ((00 4)
Annual Rent Operating Cost				\$791,044.73 (b) (4)
B. The annual rent shall increase by Effective New Annual Rent Monthly Rent, in arrears			\$.	\$1,078.13 October 24, 2013 \$791,044.73 \$65,920.39
This Lease Amendment contains one page.				
All other terms and conditions of the lease shall ren	nain in force	and effect.		
IN WITNESS WHEREOF, the parties subscribed th	eir names a	s of the below date.		
FOR THE LESSOR:	FOR TH	E GOVERNMENT:		
Signature:	Signature:	(b) (6)		
Name:	Name: _	ROBERTI	-EDERICO	
Title:	Title:	Lease Contracting Of	icer	
Enlily Name:		GSA, Pyblic Buildings		
Date:	Date:	10/30/14		
		777		
WITNESSED FOR THE LESSOR BY:		*)		
Signature:				
Name:				
Title:				
Date:				

Lease Amendment Form 12112

GENERAL SERVICES ADMINISTRATION	LEASE AMENDMENT NUMBER	40 B			
PUBLIC BUILDINGS SERVICE	TO LEASE NUMBER	GS-11B-30126			
LEASE AMENDMENT	PDN NUMBER	NA			
ADDRESS OF PREMISES 301 N. Stonestreet Avenue					
301	N. Stonestreet Avenue kville, MD 20850-1656				
THIS AMENDMENT is made and entered into between	1 N. Stone Street LLC				
whose address is:					
9.	7220 Wisconsin Ave., Suite 200 Bethesda, MD 20814-4812				
	Betilesua, MD 20014-4012				
hereinafter called the Lessor, and the UNITED STA		lled the Government:			
WHEREAS, the parties hereto desire to amend the	e above Lease,	5/			
NOW THEREFORE, these parties for good and value	•	*			
hereby acknowledged, covenant, and agree that the	said Lease is amended as follows	s:			
Current Information:					
Annual Rent Operating Cost		\$793,261.21 \$442.866.00			
		\$142,866.09			
A. Issued to reflect a CPI escalation, as follows:					
Base (CPI-W-U.S. City Avg)	Sept 2012				
Corresponding Index Base Operating Cost Per Lease	Sept 2013	230.537 (b) (4)			
% Increase in CPI-W		0.010311854			
Annual Increase In Operating Cost Less Previous Escalation Paid		(b) (4) \$0.00			
Annual Increase In Operating Cost Due Lessor		(b) (4)			
New Information Annual Rent		\$793,622.32			
Operating Cost		(b) (4)			
The annual rent shall increase by Effective		\$1,439.24 October 24, 2013			
New Annual Rent		\$793,622.32			
Monthly Rent, in arrears		\$66,135.19			
This Lease Amendment contains one page.					
All other terms and conditions of the lease shall rema	in In force and effect.				
IN WITNESS WHEREOF, the parties subscribed the	r names as of the below date.	5			
FOR THE LESSOR:	FOR THE GOVERNMENT:				
Clanatura	(b) (6)				
Signature:	Name: ROUGHT FIRE	2///			
Name:	Title: Lease Contracting Off	 -			
Entity Name:	GSA, Public Buildings				
Date:	Date: 5/22/15	5011100			
WITNESSED FOR THE LESSOR BY:					
Signature:					
Name:					
Title:		11 PROPERTY 11 100 100 100 100 100 100 100 100 100			
Date:					
		Lease Amendment Form 12112			

GENERAL SERVICES ADMINISTRATION		MENDMENT NUMBER	41
PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	TO LEASE	E NUMBER	GS-11B-30126
	DDRESS OF P		NATIONAL DESCRIPTION OF THE PARTY OF THE PAR
301 301	1 N. Stonestre 1 N. Stonestre ockville, MD 20	set Avenue	
THIS AMENDMENT is made and entered into between	1 N. Stone	Street LLC	
whose address is:	7220 W/e	consin Aug. Culta 200	
	Collins of Part State	consin Ave., Suite 200 , MD 20814-4812	
hereinafter called the Lessor, and the UNITED STA	ATES OF AN	IERICA, hereinafter call	led the Government:
WHEREAS, the parties hereto desire to amend the	ne above Lea	ise.	
NOW THEREFORE, these parties for good and value hereby acknowledged, covenant, and agree that the			
Current Information: Annual Rent Operating Cost			\$791,044.73 (b) (4)
A. Issued to reflect a CPI escalation, as follows:			
Base (CPI-W-U.S. City Avg) Corresponding Index Base Operating Cost Per Lease % Increase in CPI-W Annual Increase in Operating Cost Leas Previous Escalation Paid	Sept Sept	2013 2014	230.537 234.170 (b) (4) 0.015758859 (b) (4) \$0.00
Annual Increase in Operating Cost Due Lessor	- N		(b) (4)
New Information Annual Rent Operating Cost			\$793,261.21 (b) (4)
B. The annual rent shall increase by Effective New Annual Rent Monthly Rent, in arrears			\$2,216.48 October 24, 2014 \$793,261.21 \$68,105.10
This Lease Amendment contains one page.			
All other terms and conditions of the lease shall rem	nain in force (and effect.	
IN WITNESS WHEREOF, the parties subscribed the		CHARLES OF MEETING WILLIAM CO., WITH	
FOR THE LESSOR:		GOVERNMENT:	
Signature:	Signature:	(b) (6)	
Name:	Name:	ROBERT FER	CRICO
Title:	Title:	Lease Contracting Office	A SA SOCIETY OF STREET STREET,
Entity Name:		GSA/Public Buildings S	
Date:	Date:	11/20/14	
WITNESSED FOR THE LESSOR BY:			
Signature:			
Name:			
Title:			
Date:			
	4.5		

GENERAL SERVICES ADMINISTRATION	1, -, -, -								
		MENDMENT NUMBER	41 A						
PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	-	E NUMBER	GS-11B-30126						
	PDN NUI		NA NA						
ADDRESS OF PREMISES									
301 N. Stonestreet Avenue 301 N. Stonestreet Avenue									
	Rockville, MD 2								
THIS AMENDMENT is made and entered into between		e Street LLC							
whose address is:									
Wilde address is.	7220 Wie	sconsin Ave., Suite 200							
Bethesda, MD 20814-4812									
hereinafter called the Lessor, and the UNITED STA	TES OF AM	ERICA, hereinafter called	the Government:						
WHEREAS, the parties hereto desire to amend th			and dovernment.						
NOW THEREFORE, these parties for good and val	uable consid	eration, the receipt and a	officiancy of which is						
hereby acknowledged, covenant, and agree that the	oable Collsiu	eradon, the receipt and st	uniclency of which is						
neresy acknowledged, coveriant, and agree mat me	c salu Lease	is amended as rollows;							
Current Information:									
Annual Rent			\$793,622.32						
Operating Cost			(b) (4)						
A. Issued to reflect a CPI escalation, as follows:									
7. Issued to reflect a Office calautiff, as follows.	THE RESIDENCE AND ADDRESS OF THE PERSON OF T								
Base (CPI-W-U.S. City Avg)	Sept	2013	230.537						
Corresponding Index	Sept	2013	230.557 234_170						
Base Operating Cost Per Lease	•		(b) (4)						
% Increase in CPI-W			0.015758859						
Annual Increase In Operating Cost Less Previous Escalation Paid			(b) (4)						
Annual Increase in Operating Cost Due Lessor			\$0.00						
A STATE OF THE PERSON NAMED IN COLUMN TWO IS NOT THE OWNER.	NOTE STATEMENT SCHOOL	Commence of the second	(b) (4)						
New Information Annual Rent			****						
Operating Cost			\$793,628.01 (b) (4)						
The annual rent shall increase by Effective			\$2,222,17						
New Annual Rent			October 24, 2014						
Monthly Rent, in arrears			\$793,628.01 \$66,135.67						
			400,100.01						
This Lease Amendment contains one page.			*2						
All other terms and conditions of the lease shall rem	ain in force a	ind effect.							
IN WITNESS WHEREOF, the parties subscribed the			İ						
	ai names as	of the below date.							
FOR THE LESSOR:	FOR THE	GOVERNMENT:							
		(b) (6)	JAMES PHELAN						
Signature:	Signature:	(0) (0)	2015.06.22 06:56:55 -04'00'						
Name:	Name:								
Title:		Lease Controlly Office							
	Title:	Lease Contracting Officer							
Entity Name:		GSA, Public Buildings Servi	ice						
Date:	Date:	<u> </u>							
		·							
WITNESSED FOR THE LESSOR BY:									
THE ELECTION OF THE ELECTION O									
Signature:									
Name:									
Title:									
Date:									

GENERAL SERVICES ADMINISTRATION	LEASE AMENDMENT NU	UMBER 42
PUBLIC BUILDINGS SERVICE	TO LEASE NUMBER	GS-11B-30126
LEASE AMENDMENT	PON NUMBER	NA NA
ADDRESS OF PREMISES 301 N. Stonestreet Avenue 301 N. Stonestreet Avenue Rockville, MD 20850-1858		
THIS AMENDMENT is made and entered whose address is:	1 Into between	301 N. Stone Street LLC
	7220 Wisc	Stone Street LLC consin Ave., Suite 200 da, MD 20814-4812
hereinafter called the Lessor, and the UNITE	ED STATES OF AMERICA,	hereinafter called the Government:
WHEREAS, the parties hereto desire to amend		
NOW THEREFORE, these parties for the consident hereby amended as follows:		nd agree that the said lease is
A lasued to reflect the annual real estate tax	x escalation provided for in t	he basic lease agreement, as follows;
COMPARISON YEAR BASE YEAR	2014 2003	\$53,503.80 \$51,864.38
DECREASE Government Share Amount Due for Current Year		\$1,639.42 100.00% \$1,639.42
i. Therefore the Lessor is entitled to a one-	time lump sum payment in t	he amount of \$1,639.42 .
his Lease Amendment contains one page.		
li other terms and conditions of the lease sh	all remain in force and effec	
N WITNESS WHEREOF, the parties subscri	bed their names as of the al	bove date.
FOR THE LESSOR:		FOR THE GOVERNMENT.
Signature:	s	Ignature: (D) (6)
lame:	N	ame: MOBERT FEDERICO
itle:	TI	itle: Lease Contracting Officer
intity Name:		GSA, Public Buildings Service
Pate:	D:	ate: 5/22/15
WITNESSED FOR THE LESSOR BY:		
ignature:		
ame:		

GENERAL SERVICES ADMINISTRATION	CONTRACTOR OF ACT OF THE PROPERTY OF THE PROPE			
Public Buildings service	SUPPLEMENTAL AGREEMENT No. 44			
Supplemental lease agreement	TO LEASE NO. GS-11B-30126			
ADDRESS OF PREMISES	301 N. Stonestree Ave			
	Rockville, MD 20850-1656			
2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2				
THIS AGREEMENT, made and entered into this date by	y and between 301 N. Stonestreet LLC			
whose address is:	7220 Wisconsin Ave., Suite 200			
	Bethesda, MD 20814-4812			
fiereinafter called the Lessor, and the UNITED STATES OF AM	MERICA, hereinafter called the Government:			
WITTED BAC AL				
WHEREAS, the parties hereto desire to amend the above	Lease.			
NOW THEREFORE, these parties for the considerations	heroinafter covenant and agree that the said lease is			
bereby amended effective October 24, 2014	as follows:			
,				
Issued to reflect the annual base rent escalation pro	wided for in the basic lease agreement.			
Data Address Con Dans	2-20-202-20			
Prior Adjusted Base Rent =	\$650,395.12			
Increase per SF2 = 3% on Parking Ren	nt \$19,511.85			
	Angles seems			
New Adjusted Base Rent =	\$669,906.97			
Effective October 24, 2014 , the annual rent is increased				
The new annual rent is \$813,139.86	payable at the rate of \$67,761.66			
The rent check shall be made payable to:				
	301 N. Stonestreet LLC			
	7220 Wisconsin Ave., Suite 200			
	Bethesda, MD 20814-4812			
All other towns and or distance of the base shall or main is	6 1 - M - A			
All other terms and conditions of the lease shall remain in	i lorce and effect.			
IN WITNESS WHEREOF, the parties subscribed their na	ames as of the above date.			
LESSOR: 301 N. Stonestreet LLC				
BY				
(Signature)				
in the presence of				
(Sign				
UNI () (6)				
ONE				
BY_	Contracting Officer, GSA.NCR.PBS			

GENERAL SERVICES ADMINISTRATION	li Eage and			45			
		ENDMENT NUMBE		45 B 20426			
PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	PDN NUME			B-30126 NA			
	DRESS OF PI			NA			
301 N. Stonestreet Avenue							
301 N. Stonestreet Avenue							
Rockville, MD 20850-1656							
THIS AMENDMENT is made and entered into between	1 N. Stone S	Street LLC					
whose address is:							
Wilde Budiess is.	7220 Wisc	onsin Ave., Suite 2	200				
		MD 20814-4812					
h							
hereinafter called the Lessor, and the UNITED STA	TES OF AM	ERICA, hereinafte	r called the Governm	ent:			
WHEREAS, the parties hereto desire to amend the	e above Leas	se.					
NOW THEREFORE, these parties for good and val	uable consid	eration, the receipt	t and sufficiency of w	hich is			
hereby acknowledged, covenant, and agree that the							
Ni Ni							
Current Information: Annual Rent							
Operating Cost				\$813,139,86 (b) (4)			
A. Issued to reflect a CPI escalation, as follows:				(3) (1)			
A. Issaed to renest a of rescalation, as loxavis.							
Base (CPI-W-U.S. City Avg)	Sept	2	23	4.17			
Corresponding Index Base Operating Cost Per Lease	Sept	2	/1 \ /	2.661			
% Increase in CPI-W			(b) (4 -0.008	+) 444036			
Annual Increase In Operating Cost			(b) (4)				
Less Previous Escalation Paid Annual Increase In Operating Cost Due Lessor			\$0 (b)	.00			
New Information		0.00	er reconstruction	(4)			
Annual Rent				\$812,216.86			
Operating Cost				(b) (4)			
B. The annual rent shall increase by				(\$923.00)			
Effective New Annual Rent				October 24, 2015			
Monthly Rent, in arrears				\$812,216.86 \$67,684.74			
• '				001,004			
This Lease Amendment contains one page.							
All other terms and conditions of the lease shall rema	ain in force a	nd effect					
IN WITNESS WHEREOF, the parties subscribed the	eir names as	of the below date.					
FOR THE LESSOR:	FOR THE	GOVERNMENT:					
		(h) (6)	GLENN HARVEY				
Signature	Signature:	(D) (U)	2015.11.17 15:21:16 -0	5'00'			
Name:	Name:						
Title:	Title:	Lease Contracting	Officer				
Entity Name:		GSA, Public Buildia					
Date:	Date:		-				
			· · · · · · · · · · · · · · · · · · ·	•			
WITNESSED FOR THE LEROOD DV.							
WITNESSED FOR THE LESSOR BY:							
Signature:							
Name;							
Title:							
Date:							
west,							

Lease Amendment Form 12112